# S.F. CITY PLANNING COMMISSION

# NOTICE OF MEETING & CALENDAR

1994

***NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.***

***NOTE: Items listed on this calendar will not be heard before the stated time.***

***NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.***

# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION

## REGULAR MEETING

THURSDAY
JANUARY 6, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**

**1:30 P.M.**

ROLL CALL: Commissioners Fung, Moran/Boldridge, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

1. 92.511E (GITELMAN)
1444 GREEN STREET RESIDENTIAL DEVELOPMENT, APPEAL OF A PRELIMINARY NEGATIVE DECLARATION. The proposed project would construct a 42-unit residential building on the north side of Green Street, between Polk Street and Van Ness Avenue. Under one proposed design scheme, the new six-story building would incorporate the facade of a one-story garage which currently occupies the site. Under another scheme, the entire existing garage would be removed. The new building would incorporate approximately 42 off-street parking spaces at ground level.
(Proposed for Continuance to February 17, 1993)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the**

**public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendation is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

2. 93.521X (BADINER)
600 Market Street (a.k.a One Post Street), gore corner of Market and Post Streets at Montgomery Street, Lot 15 in Assessor's Block 311 - Request for Planning Code Section 309 (Downtown Plan) review to allow the construction of a retail kiosk for a building with Downtown Bonuses in a C-3-O (Downtown Commercial, Office) District and a 250-S Height and Bulk District.

E. DIRECTOR'S REPORT

3. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

G. REGULAR CALENDAR

4. 91.445C (GREEN)
2400 SUTTER STREET, northwest corner of Divisadero Street; Lot 25 in Assessor's Block 1052 -- Request for Conditional Use Authorization to construct a medical office/clinical building on a lot in excess of 10,000 square feet in size, and to establish non-residential tenants which occupy floor area in excess of 6,000 square feet within an NC-3 (Moderate Scale) Neighborhood Commercial District.

5. 93.595C (HING)
5169 MISSION STREET, southeast side between Geneva and Rolph Streets; Lot 20 in Assessor's Block 6411 -- Request for Conditional use Authorization to establish a Bakery, defined as a Large Fast Food Restaurant under Section 790.90 of the Planning Code, within an NC-3 (Moderate Scale) Neighborhood Commercial District.

6. 93.273EZD (MILLER)
892 CORBETT AVENUE, northwest corner at Hopkins Street, Lot 13 in Assessor's Block 2779 - Request for RECLASSIFICATION OF PROPERTY from an RH-1 (House, One-Family) District to an RM-1 (Mixed Residential, Low Density) District, also within a 40-X Height and Bulk District.

7. 93.273EZD (MILLER/PASSMORE)
892 CORBETT AVENUE, Lot 13 in Assessor's Block No. 2779 - Request for Discretionary Review of Building Permit Application No. 9310549 proposing construction of a new three-family dwelling, two stories over basement, with three off-street parking spaces.

**3:00 P.M.**

8. 93.482D (HERRERA)
727 ASHBURY STREET, west side between Waller and Frederick Street, Lot 6 in Assessor's Block 1254 - Building Permit Application No. 93102675 to merge two existing dwelling units in an RH-3 (House, Three Family) District.
(Continued from Regular Meeting of December 16, 1993)

9. 93.404D (PASSMORE)
51 EAGLE STREET, Building Permit Application No. 9307476, Lot 15 in Assessor's Block No. 2713, proposing to extend the front of the building 9'-6" toward Eagle Street at all 3 floors.
(Continued from Regular Meeting of December 16, 1993)

10. 93.515D (PASSMORE)
344 PACHECO, Building Permit Application No. 9311002, Lot 38 in Assessor's Block No. 2840, proposing construction of a three-story horizontal extension at the rear of an existing three story, single family dwelling in an RH-1 (Residential, Detached House, One-Family) District.
(Continued from Regular Meeting of December 16, 1993)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 010694

## SAN FRANCISCO CITY PLANNING COMMISSION
## ACCESSIBLE MEETING POLICY

1. Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines serving this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and Civic Center Station. For more information about MUNI accessible services call (415) 923-6142.

2. American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.

3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accomodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accomodate these individuals.

4. Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue perimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.

5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

***NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.***

***NOTE: Items listed on this calendar will not be heard before the stated time.***

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# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

**THURSDAY**
**JANUARY 13, 1994**
**ROOM 282, CITY HALL**
**1:30 P.M.**

**1:30 P.M.**

ROLL CALL: Commissioners Fung, Moran/Boldridge, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

1. 93.508C **UNCONTESTED** (HING)
PIER 7-1/2, THE EMBARCADERO, between Broadway and Vallejo Streets -- Request for Conditional Use Authorization to allow expansion of an existing full service restaurant, demolition and replacement of an adjacent pier for outdoor dining/seating and public access and reduce the off-street parking requirement within an M-1 (Light Industrial) District and Northern Waterfront Special Use District No. 1.
(Proposed for Continuance to January 27, 1994)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. TIER III CASES

(PASSMORE)

2. 176 JORDAN AVENUE, east side between Geary Blvd. and Euclid Avenue, Lot 30 in Assessor's Block 1063 - Informational presentation of Building Permit Application No. 9320252 for a rear horizontal extension to an existing single-family dwelling. The project proposes replacement of an existing rear deck with a new 4'-8" high redwood deck extending 10' from the rear building wall of the existing dwelling, plus a new rear bay window projection.

(PASSMORE)

3. 946 WISCONSIN STREET, west side between 22nd and 23rd Streets, Lot 19 in Assessor's Block 4161 - Informational presentation of Building Permit Application No. 9307181, for a single-story rear horizontal addition and a single-story vertical addition to an existing two-story single-family dwelling, leaving a rear yard of approximately 36'. One additional dwelling unit is proposed for a total of two dwelling units.

(PASSMORE)

4. 191 RANDALL STREET, south side between Whitney and Chenery Street, Lot 23A in Assessor's Block 6663, RH-2 (Residential, House, Two-Family) District. Informational presentation of Building Permit Application No. 9319855, a proposal to construct a one-story addition and ground level deck and stairs to the rear of an existing two story single family dwelling. This project is being presented to the Commission pursuant to Commission Resolution No. 12044; no opposition to the project has been filed with the Department of City Planning.

E. DIRECTOR'S REPORT

5. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

**2:00 P.M.**

F. REGULAR CALENDAR

6a. 93.504T (GREEN)
S.F. PUBLIC TOILET AND ADVERTISING/PUBLIC SERVICE KIOSK PROGRAM, CODE AMENDMENT, Request for Amendment of City Planning Code by amending Sections 603, 605 and 608 to permit General Advertising on Public Service Kiosks associated with Public Toilets. The affect of the amendment if adopted would be

Item 93.504T continued

the installation of at least 120 freestanding kiosks containing three illuminated advertising panels each not exceeding 52 square feet in area on public sidewalks at various locations throughout the City. Approximately 65 of the kiosks would also contain newsstands and replace existing sidewalk operations.
(Continued from Regular Meeting of December 16, 1993)

6b. 93.504R (GREEN)
S.F. PUBLIC TOILET AND ADVERTISING/MASTER PLAN CONSISTENCY DETERMINATION, Request for consideration of Master Plan conformity of the San Francisco Public Toilet Program. The program calls for the installment of approximately 27 freestanding public toilets and approximately 120 freestanding advertising/public service kiosks at various locations on sidewalks and other public properties throughout the City. A private contractor would provide and maintain the toilet facilities in exchange for Kiosks advertising revenues.

The public toilets would be self-cleaning, handicapped accessible, and connected directly to city sewer, water and electrical lines. They would be about 10 feet in height, and 12 feet by 7 feet in floor area. The advertising/public service kiosks would be cylindrical in shape, about 14 to 17 feet in height (depending on roof design) and about 5 feet in diameter. Approximately 65 of the kiosks would contain newsstands and replace existing sidewalk newsstands.
(Continued from Regular Meeting of December 16, 1993)

7. 93.564EX (BADINER)
2 STOCKTON STREET, northeast corner of Market and Stockton Streets, Lot 2 in Assessor's Block 328 - Request for Planning Code Section 309 (Downtown Plan) review to allow the renovation of an existing retail building in a C-3-R (Downtown Commercial, Retail) District and a 80-130- F Height and Bulk District.

**SPECIAL DISCRETIONARY REVIEW HEARING**

NOTICE **AT APPROXIMATELY 3:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 3:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 3:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION**

8. 93.590D (PASSMORE)
2022 HYDE STREET, the proposal is to demolish a one story over basement single-family dwelling and to replace it with a three stories over garage three family dwelling, having an average depth of 58 feet, an average width of 22 feet, 4 inches and a height of 39 feet measured from curb level at the center line of the lot.
(Continued from Regular Meeting of November 29, 1993)

9. 93.517D (PASSMORE)
338 BRAZIL, south west side of Brazil Avenue between Madrid Street and Lisbon Street, Lot 54 in Assessor's block 6080 - Request for Discretionary Review of Building Permit Application No. 9309992 for the demolition of the existing single-family dwelling and the construction of a new three-story two-unit residential building in an RM-1 (Residential Mixed, Low Density) District.
(Continued from Regular Meeting of December 16, 1993)

10. 93.482D (HERRERA)
727 ASHBURY STREET, west side between Waller and Frederick Street, Lot 6 in Assessor's Block 1254 - Building Permit Application No. 93102675 to merge two existing dwelling units in an RH-3 (House, Three Family) District.
(Continued from Regular Meeting of January 6, 1993)

Adjournment

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CPC: 011394

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# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
JANUARY 20, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**

**1:30 P.M.**

ROLL CALL: Commissioners Fung, Moran/Boldridge, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

1. 87.791L (MARSH)
CIVIC CENTER HISTORIC DISTRICT, Consideration of the Landmarks Preservation Advisory Board recommendation1 that the area known as Civic Center be designated as an Historic District pursuant to Article 10 of the City Planning Code. The area is generally bounded by Golden Gate Avenue to the north, Franklin Street to the west, Hyde Street to the east and Market Street to the south. The proposal encompasses the following addresses: 170 Fell Street, 50 Fulton Street, 29-195 Grove Street, 45 Hyde Street, 50 Ivy/Lech Walesa Street, 100-320 Larkin Street, 1170-1298 Market Street, 77-580 McAllister Street, 1-50 United Nations Plaza, 135-524 Van Ness Avenue being Lot 8 in Assessor's Block 347, Lots 22, 32, 33, 35, 37, 50 and 51 in Assessor's Block 351, Lot 1 in Assessor's Block 353, Lots 3, 4, 11, 12, 15 in Assessor's Block 355, Lot 1 in Assessor's Block 354, Lots 5, 6, 7, 8, 9, 10 in Assessor's Block 355, Lots 2 and 3 in Assessor's Block 765, Lots 2, 3, 4, 5, 6 and 8 in Assessor's Block 766, Lot 8 and the remainder of Assessor's Block 767, Lot 1 in Assessor's Block 786, Lot 1 in Assessor's Block 787, all of Assessor's Block 810, Lots 1, 16, 18, 19, 20 and 21 in Assessor's Block 811 and Lot 1 in Assessor's Block 815.
(Proposed for Continuance to February 10, 1994)

2. 93.540C (NIXON)
1475 POLK STREET, at the south west corner of California Street, Lot 1 in Assessor's Block 646 - Request for authorization of Conditional Use to allow the creation of a take out food business, an activity defined as a Small Self-Service

Item 93.540C continued

Restaurant in Planning Code Section 790.91, pursuant to Planning Code Section 723.44 within the Polk Neighborhood Commercial District and a 65-A Height and Bulk District.
(Proposed for Continuance to February 3, 1994)

3. 93.559CV (PEARL)
4013-4015A Twenty-Fourth Street, south side between Noe and Castro Streets; Lot 32 in Assessor's Block 6507: -- Request for authorization of Conditional Use under Section 186.1.(b) of the Planning Code to expand an existing full service restaurant in the 24th Street-Noe Valley Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.
(Proposed for Continuance to February 3, 1994)

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

4. ELECTION OF OFFICERS: In accordance with the Rules and Regulations of the City Planning Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January each year.

5. CPC MEETING SCHEDULE - CALENDAR YEAR 1994, consideration for adoption a meeting schedule of the City Planning Commission for Calendar year 1994.

6. MINUTES: REGULAR MEETING OF JANUARY 6, 1994, consideration for adoption of minutes from the regular meeting of January 6, 1994.

D. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the

Uncontested case continued

Planning Code. The Planning Director's preliminary recommendation is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

7. 93.567C (PAEZ)
75 ELMIRA STREET, east side between Shafter Avenue and Helena Street, Lot 37 in Assessor's Block 5368 - Request for authorization of a Conditional Use to convert an existing second-floor office, above a ground-floor light-industrial space, to a one-family dwelling in an M-1 (Light-Industrial) District with a 65-J Height and Bulk designation.

E. TIER III CASES Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

8. 946 WISCONSIN STREET, west side between 22nd and 23rd Streets, Lot 19 in Assessor's Block 4161 - Informational presentation of Building Permit Application No. 9307181, for a single-story rear horizontal addition and a single-story vertical addition to an existing two-story single-family dwelling, leaving a rear yard of approximately 36'. One additional dwelling unit is proposed for a total of two dwelling units.
(Continued from Regular Meeting of January 13, 1994).

F. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

9. 93.155D (MONTANA)
DEHARO/RHODE ISLAND LIVE/WORK. REQUEST FOR DISCRETIONARY REVIEW, Discretionary Review of Site Permit Application No.9310051S to construct up to 14 artist live/work units and up to 7 commercial industrial units at 370 Deharo Street in the Showplace Square industrial district. Case Number 93.155E proposed to construct four 40 foot tall buildings each containing 3 or 4 condominium live/work units whose occupancy is limited to persons engaging in arts activities, as defined by Section 102.2 of the Planning Code, as the primary work activity within the unit. The project was amended on October 29, 1993 to provide 7 live/work units and up to 7 commercial units. The proposed site is adjacent to an existing nightclub which may present land use conflicts to persons sleeping in the live/work units.
(Continued from Regular Meeting of December 16, 1993)
**NOTE: ON SEPTEMBER 23, 1993, AFTER RECEIVING PUBLIC TESTIMONY THE COMMISSION CLOSED THE PUBLIC HEARING AND PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS PENDING REVIEW OF DESIGN, SIZE/BULK, SOUND PROOFING PARKING, CITY ATTORNEY WRITTEN OPINION ON LEGALITY AND ENFORCEABILITY OF N.S.R.s' BY A VOTE OF 4-3. COMMISSIONERS BOLDRIDGE, LOWENBERG AND MARTIN VOTED NO.**
**NOTE: ON DECEMBER 9, 1993, AFTER RECEIVING TESTIMONY THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS AS MODIFIED BY A VOTE OF 4-2. COMMISSIONERS**

Item 93.155D continued

**BOLDRIGDE AND LOWENBERG VOTED NO. COMMISSIONER MARTIN WAS ABSENT.**

10. 92.288ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS, consideration of a resolution adopting Residential Conservation Controls as permanent controls. The proposed ordinance contains provisions for rear yard, height and building design to define the potential building size and appearance of new construction and alteration of buildings in R districts and requires compliance with the Residential Design Guidelines. The proposal also contains a two level permit review procedure and notification requirement to neighbors and neighborhood groups. Demolition and extensive alteration would require Level 2 review including compliance with certain criteria and approval of the replacement structure prior to issuing a demolition permit. The ordinance proposes to reduce the size of off-street parking spaces citywide, to revise the definition of family and the regulations for non-complying structures to permit rehabilitation, and to amend or delete other sections of the Code to clarify their applicability to R districts. The proposed ordinance would be applicable to all RH and RM districts including the Nob Hill, Northern Waterfront #2, Dolores Heights, and Bernal Heights Special Use Districts.
(Continued from Regular Meeting of December 9, 1993)
**NOTE: ON DECEMBER 9, 1993, ITEMS 10 AND 11 WERE CALLED TOGETHER AND ACTED ON WITH ONE VOTE. AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED PUBLIC HEARING AND PASSED A MOTION OF INTENT TO APPROVE BY A VOTE OF 5-1. COMMISSIONER PROWLER VOTED NO AND COMMISSIONER MARTIN WAS ABSENT.**

11. (HORTON)
RESIDENTIAL DESIGN GUIDELINES, REVISIONS, consideration of a motion revising the Residential Design Guidelines to make them applicable to residential zoning controls.
(Continued from Regular Meeting of December 9, 1993)

12. 93.420D (BERKOWITZ)
100 ALTA STREET, northwest corner at Montgomery Street, Lot 51 in Assessor's Block 105 - Request for Discretionary Review of Building Permit application No. 9220258 for the remodeling of a seven unit residential building into a four dwelling unit residential building in an RH-3 (House, Three-Family) district.
(Continued from Regular Meeting of October 28, 1993)
**NOTE: AT ITS REGULAR MEETING ON SEPTEMBER 23, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 5-1. COMMISSIONER LEVINE VOTED NO. COMMISSIONER BOLDRIDGE WAS ABSENT.**

F. DIRECTOR'S REPORT

13. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

5:00 P.M.

G. REGULAR CALENDAR

14. 92.711C (NISHIMURA)
3632-36 SACRAMENTO STREET, north side between Locust and Spruce Streets, Lot 9 in Assessor's Block 1011, Sacramento Street Neighborhood Commercial District. Request for authorization of conditional use to legalize the expansion of a Full Service Restaurant (defined in Planning Code Section 790.92) into the basement and rear residential cottage, and the addition of rear outdoor dining area pursuant to Planning Code Sections 724.24, 724.42, 178(c) and 303.
Continued from Regular Meeting of December 16, 1993.

15. 93.690H (BADINER)
833 MARKET STREET, south side between Fourth and Fifth Streets, Assessor's Block 3705, Lot 37, Permit to Alter - Request for approval of the rehabilitation of 833 Market Street, a Category II Significant Building within the C-3-R (Downtown, Commercial, Retail) District, 120-X/160-F Height and Bulk Districts, and the Kearny Market Mason Sutter Conservation District, pursuant to Article 11 of the City Planning Code.

**SPECIAL DISCRETIONARY REVIEW HEARING**

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16. 93.532D (GREEN/PASSMORE)
2185-93 MARKET STREET, south side at the intersection of 15th, Sanchez and Market Streets; Lots 37, 38 and 39 in Assessor's Block 3558 - Request for Discretionary Review of Building Permit Application No. 9222330S for construction of a four-story (over basement) mixed use building in the Upper Market Neighborhood Commercial District. The building contains approximately 11,600 square feet of commercial floor area on two floors, a total of nine dwelling units and 19 independently accessible off-street parking spaces and two tandem spaces in the basement.
(Continued from Regular Meeting of November 18, 1993)

17. 93.561D (PASSMORE)
3310 BAKER STREET, Building Permit No. 9306133 to construct a third story addition to the existing two story single-family dwelling in an RH-1 (House, Single-Family) district.

18. 94.009D (PASSMORE)
2920A SACRAMENTO STREET, north side of Divisadero Street, Lot 13 in Assessor's Block 1004 - Building Permit Application No.9315071 to change siding, windows, front door and front stair configuration shown on previously approved plans for renovation and alteration of existing rear single-family dwelling, and add dormer window to said dwelling. Said changes have been completed beyond the scope of the building permit previously approved by the Planning Commission under Case No. 93.305D in August 1992.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 012094

**SAN FRANCISCO CITY PLANNING COMMISSION**
**ACCESSIBLE MEETING POLICY**

1. Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines serving this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and Civic Center Station. For more information about MUNI accessible services call (415) 923-6142.

2. American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.

3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accomodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accomodate these individuals.

4. Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue perimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.

5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

***NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.***

***NOTE: Items listed on this calendar will not be heard before the stated time.***

***NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.***

# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
JANUARY 27, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**

**1:30 P.M.**

ROLL CALL: Commissioners Fung, Moran/Boldridge, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

1. MINUTES -- consideration for adoption--minutes from Regular Meetings of December 16, 1993 and January 13, 1994.

D. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendation is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

2. 93.681C (HING)
2109 POLK STREET, west side between Broadway and Vallejo Streets; Lot 04 in Assessor's Block 571: -- Request for Conditional Use Authorization to modify conditions of approval of a previous authorization (Motion No. 11108) for a Small Self-Service Establishment (as defined by Section 790.91 of the Planning Code) in the Polk Street Neighborhood Commercial District.

3. 93.508C (HING)
PIER 7-1/2, THE EMBARCADERO, between Broadway and Vallejo Streets -- Request for Conditional Use Authorization to allow expansion of an existing full service restaurant, demolition and replacement of an adjacent pier for outdoor dining/seating and public access and reduce the off-street parking requirement within an M-1 (Light Industrial) District and Northern Waterfront Special Use District No. 1.
(Continued from Regular Meeting of January 13, 1994)

4. 93.644Q (ANDRADE)
1150 DOLORES STREET, southwest corner of Dolores and Jersey Streets, Lot 1 in Assessor's Block 6535, six-residential condominium conversion subdivision in an RH-3 (House-Three Family) District.

5. 93.750Q (ANDRADE)
840 LAKE STREET, north side between 9th and 10th Avenues, Lot 5A in Assessor's Block 1349 - six unit residential condominium conversion subdivision in an RM-1 (Residential, Mixed, Low Density) District.

6. 93.726Q (ANDRADE)
557 CAPP STREET, east side between 20th & 21st Streets, Lot 42 in Assessor's Block 3610 - six residential condominium conversion subdivision in an RM-1 (Residential, Mixed, Low Density) District.

7. 93.439Q (ANDRADE)
1171 FILBERT STREET, south side between Leavenworth and Hyde Streets, Lot 30 in Assessor's Block 97, six-residential condominium conversion subdivision in an RH-3 (House, Three Family) District.

E. TIER III CASES Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

8. 49 TINGLEY STREET, south side between Alemany Boulevard and Mission Street, Lot 27 in Assessor's Block 6799 - Informational presentation of Building Permit Application No. 9320609 for a rear horizontal extension to an existing single-family dwelling. The project propsoes a two-story high, 6-foot deep addition, leaving a rear yard of 27 feet.

F. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

9. 93.101ECV (PEARL)
88-90 TWENTY-NINTH STREET AND 695 SAN JOSE AVENUE, northeast corner; Lots 19, 20 and 21 in Assessor's Block 6597: -- Request for authorization of Conditional Use for reduction of the off-street parking requirement to construct three, three-story mixed use buildings (ground story retail and residential use on the second and third stories) containing a total of 10 dwelling units while providing only five standard-size, independently-accessible off-street parking spaces when a total of 10 spaces would be required, in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

The project also includes a request for Zoning Administrator Determination for Gasoline Service Station Conversion to demolish an existing automobile repair shop (former gasoline station).
(Continued from Regular Meeting of December16, 1993).
**NOTE: At its Regular Meeting of December 16, 1993, the Commission, after receiving public testimony, closed the public hearing and passed a motion of intent to approve this project with conditions by a vote of +5 -0. Commissioners Lowenberg and Martin were absent.**

G. DIRECTOR'S REPORT

10. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

(BASH/SCOTT)

11. HAZARDOUS WASTE FACILITY REVIEW ADVISORY COMMITTEE - STATUS REPORT AND REVISED BUDGET.

**3:00 P.M.**

H. REGULAR CALENDAR

12. 89.436CC (GREEN)
3201 CALIFORNIA STREET, southwest corner of Presidio, Lot 2, Assessor's Block 1032 within an NC-2 (Small-Scale) Neighborhood Commercial District - Request is for an extension of the authorization period for a Rear Yard Modification previously granted by the Zoning Administrator. On July 30, 1990, the Zoning Administrator granted a Rear Yard Modification to allow construction of a four story over

basement mixed use building containing basement parking, ground floor commercial space and a total of 20 dwelling units. The project included a modified rear yard located entirely along the southerly property line ranging from 17 feet to 41 feet in width.

13. 90.379CE (PEARL)
715 BUSH STREET, south side between Mason and Powell Streets; Lot 24 in Assessor's Block 284: -- Request for authorization of Conditional Use for conversion of a thirty-one (31) room residential hotel (group housing) to a non-residential use (tourist hotel with a total of 58 units) above the ground floor under Section 209.2.(e) of the Planning Code in an RC-4 (Residential-Commercial, Combined: High Density) District and a 65-A Height and Bulk District.

14. 93.352Z (PAEZ)
951 KEY AVENUE, south side near the intersection of Key Avenue and Jennings Street, Lot 23 in Assessor's Block 4996 - Request for reclassification of an RH-1 (House, One-Family) District to RH-2 (House, Two-Family) District, with a 40-X height and bulk designation.
(Continued from Regular Meeting of December 16, 1993).

15. 93.275Z (SHOTLAND)
1800-1802 - 8TH AVENUE, Portion of lot 1 (approximately 9 ft. x 50 ft.) in Assessor's Block 2044, immediately east of Lot 12 in Assessor's Block 12 (1800-1802 8th Avenue) - Request to reclassify the subject property from P-OS (Public Use District, Open Space Height and Bulk District) to RH-2, 40-X (Two-Family House Residential district, 40 foot Height and Bulk District.

## SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE **AT APPROXIMATELY 5:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 5:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 5:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION**

16. 93.418D (PASSMORE)
5 VULCAN STAIRWAY, south side of Vulcan Stairway between Ord and Levant Streets, Lot 28 in Assessor's Block 2626 - Request for Discretionary Review of Building Permit Application No. 9310936 for remodeling of and alteration to an existing single-family dwelling which includes a horizontal and a vertical addition in an RH-1 (House, One Family) District.
(Continued from Regular Meeting of December 9, 1993)
NOTE: **AT A SPECIAL MEETING ON AUGUST 30, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO OCTOBER 7, 1993 RECOMMENDING AIA REVIEW BY A VOTE OF 4-0. COMMISSIONERS BOLDRIDGE, MARTIN AND PROWLER WERE ABSENT.**

17. 93.565D (BERKOWITZ)
42 WOODLAND, east side at Parnassus Avenue, Lot 31 in Assessor's Block 2630 - Request for Discretionary Review of Building Permit application No. 9314786 for the remodeling of a five unit residential building into a four dwelling unit residential building in an RH-2 (House, Two-Family) district.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 012794

**SAN FRANCISCO CITY PLANNING COMMISSION**
**ACCESSIBLE MEETING POLICY**

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5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

***NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.***

***NOTE: Items listed on this calendar will not be heard before the stated time.***

***NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.***

# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
FEBRUARY 3, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**

**1:30 P.M.**

ROLL CALL: Commissioners Fung, Moran/Boldridge, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

**EXECUTIVE SESSION: THE CORNELL HOTEL, 715 BUSH STREET, FILE NO. 90.379C**

Pursuant to California Govemment Section 54956.9(b) (1), the City Planning Commission will convene in executive session to discuss threatened litigation on the above-referenced application

**2:00 P.M.**

A. ITEMS TO BE CONTINUED

1. (MONTANA/ALBERT)
HAYES VALLEY DEVELOPMENT GUIDELINES, Informational presentation and request for Commission endorsement of a set of neighborhood-based development guidelines for vacant lots and parking lots within the Hayes Valley neighborhood to encourage in-fill housing development above shops and/or parking space and which feature a pedestrian walkway along the parcels vacated by the Central Freeway. No zoning changes are proposed. This proactive planning effort is intended to reduce risks and lower costs to developers while producing compatible developments which enhance the character of the Hayes Valley neighborhood. (Proposed for Continuance Indefinitely)

92.736C (HING)
2. 1219 - 15TH AVENUE, west side between Lincoln Way and Irving Street; Lot 02 in Assessor's Block 1735 -- Request for Conditional Use Authorization to establish a

Item 92.736C continued

child care facility providing less than 24-hour care for 13 or more children by licensed personnel in an RH-2 (Residential, House, Two-Family) District pursuant to Planning Code Section 209.3(f).
(Proposed for Continuance to February 17, 1994)

3. 93.448C (MILLER)
468 MISSISSIPPI STREET, west side between 19th and 20th Streets, Lot 29 in Assessor's Block 4065 - Request for authorization Conditional Use to permit a third dwelling unit in an Rh-2 (House, Two-Family) District when the City Planning Code requires 1,500 square feet of lot area per dwelling unit.
**NOTE: AFTER ADVERTISING AND MAILED PUBLIC NOTICE AS AN UNCONTESTED CASE, AN OPPOSITION TO THIS CASE AROSE. THEREFORE, IT IS PROPOSED FOR CONTINUANCE TO FEBRUARY 24, 1994**

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. MINUTES -- consideration for adoption--minutes from Regular Meeting of January 20, 1994.

D. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendation is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

5. 93.696C (ANDRADE)
848 COLE STREET, east side between Frederick and Carl Streets; lot 28 in Assessor's Block 1268 - Request for Conditional Use Authorization to allow the addition of outdoor seating (defined as an "outdoor activity" per Section 790.70), to

Item 93.696C continued

an existing retail coffee store, in the NC-1 (Neighborhood Commercial Cluster) District.

6. 93.686C (ANDRADE)
2119 FILLMORE STREET, northwest corner of California and Fillmore Streets; Lot 4 in Assessor's Block 635 - Request for Conditional Use Authorization to amend a condition of Exhibit "A" of Motion No. 10193, a previous authorization to establish a small, self service restaurant known as "Cocolat," in the Upper Fillmore NC (Neighborhood Commercial District).

E. TIER III CASES Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

7. 2863 PACIFIC, Building Permit Application No.9321378 - garage door will be enlarged to 16 feet in width.

F. CONSENT CALENDAR - PUBLIC HEARING CLOSED

**NOTE: The following matter is being brought before the full body of the Commission for action. At the Regular Meeting of the City Planning Commission on January 27, 1994, after receiving public testimony, Commissioner Boldridge moved to disapprove the proposed reclassification, which was seconded by Commissioner Fung. The resulting vote was +3 -2, with Commissioners Prowler and Unobskey dissenting. Commissioners Lowenberg and Martin were absent. The absent commissioners will be provided copies of the hearing tape for review prior to action.**

8. 93.352Z (PAEZ)
951 KEY AVENUE, south side near the intersection of Key Avenue and Jennings Street, Lot 23 in Assessor's Block 4996 - Request for reclassification of an RH-1 (House, One-Family) District to RH-2 (House, Two-Family) District, with a 40-X height and bulk designation.
(Continued from Regular Meeting of January 27, 1994).

G. DIRECTOR'S REPORT

9. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

10. (HERRERA)
SINGLE ROOM OCCUPANCY (SRO) DEVELOPMENT STANDARDS, informational presentation on DRAFT Single Room Occupancy Development Standards for new construction; definition issues, affordability, location and funding.

H. REGULAR CALENDAR

11. (ROSE)
POWELL STREET CABLE CAR TURNTABLE AREA REDESIGN, request to find the redesign of the Cable Car turntable area at Powell and Market in conformity with the Master Plan. Includes adjusting the queuing pattern, adding historical and informational signage, installing a news kiosk, public toilet, and ifnormation kiosk, adjusting remaining street furniture, and replacing the existing light standards.

12. (WYCKO/RIVASPLATA)
CALTRAIN EXTENSION ALTERNATIVE 8 SUPPORT, hearing on proposed Resolution by the City Planning Commission supporting Joint Powers Board and Metropolitan Transportation Commission adoption of Alternative 8, the Surface-Subway to Market/Beale alignment, as the conformity with objectives and policies of both the Downtown Area Plan and the Transportation Element of the San Francisco Master Plan.

(WYCKO)
13. TERMINAL SEPARATOR STUDY, Presentation of findings of Transportation Study for Terminal Separator Structure. Resolution recommending that Caltrans not proceed with a full rebuild of the Terminal Separator Structure, and endorsing Alternative 3 (new on- and off-ramps at Second and Harrison Streets for I-80/US 101 access with surface boulevard for Mid-Embarcadero) as the preferred alternative.

**4:00 P.M.**

14. 93.540C **PUBLIC HEARING CLOSED** (NIXON)
1475 POLK STREET, at the south west corner of California Street, Lot 1 in Assessor's Block 646 - Request for authorization of Conditional Use to allow the creation of a take out food business, an activity defined as a Small Self-Service Restaurant in Planning Code Section 790.91, pursuant to Planning Code Section 723.44 within the Polk Neighborhood Commercial District and a 65-A Height and Bulk District.
(Continued from Regular Meeting of January 20, 1994)

15. 90.379CE **PUBLIC HEARING CLOSED** (PEARL)
715 BUSH STREET, south side between Mason and Powell Streets; Lot 24 in Assessor's Block 284: -- Request for authorization of Conditional Use for conversion of a thirty-one (31) room residential hotel (group housing) to a non-residential use (tourist hotel with a total of 58 units) above the ground floor under Section 209.2.(e) of the Planning Code in an RC-4 (Residential-Commercial, Combined: High Density) District and a 65-A Height and Bulk District.
(Continued from Regular Meeting of January 27, 1994)

16. 93.508C (HING)
PIER 7-1/2, THE EMBARCADERO, between Broadway and Vallejo Streets -- Request for Conditional Use Authorization to allow expansion of an existing full service restaurant, demolition and replacement of an adjacent pier for outdoor dining/seating and public access and reduce the off-street parking requirement

Item 93.508C continued

within an M-1 (Light Industrial) District and Northern Waterfront Special Use District No. 1.
(Continued from Regular Meeting of January 27, 1994)

17a. 93.559CV (PEARL)
4013-4015A Twenty-Fourth Street, south side between Noe and Castro Streets; Lot 32 in Assessor's Block 6507: -- Request for authorization of Conditional Use under Section 186.1.(b) of the Planning Code to expand an existing full service restaurant in the 24th Street-Noe Valley Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.

17b. 93.559CV (PEARL)
4013-4015A - Twenty-Fourth STREET, south side between Noe and Castro Streets; Lot 32 in Assessor's Block 6507 in the 24th Street-Noe Valley Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.

**REAR YARD AND USABLE OPEN SPACE VARIANCE SOUGHT**: The proposal is to build a 171 square foot deck addition at the front of a two-story over basement, single-family dwelling. The deck, to be constructed at the second story, approximately 7 feet 9 inches above grade, would be attached to the existing non-complying rear yard structure.

18. 93.450A (PAEZ/MARSH)
660 CALIFORNIA STREET, north side at Grant Avenue, Lot 12 in Assessor's Block 241 - Request for Certificate of Appropriateness for the alteration of City Landmark No. 2 Old Saint Mary's Church, to permit the use of an interior courtyard open space as an off-street parking area for four vehicles in a CVR (Chinatown Visitor Retail) District with a 65-A Height and Bulk Designation.

19. 94.001V (BADINER)
1056 EDDY STREET, north side between Gough and Laguna Streets, Lot 26 in Assessor's Block 735 - Request for Variance from the Redevelopment Agency Plan provisions for the construction of a 21 unit residential building for the mentally disabled in the Wester Addition A-1 Plan Area.

## SPECIAL DISCRETIONARY REVIEW HEARING

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**P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION**

20. 93.427D (PASSMORE)
222 EL CAMINO DEL MAR, north side of El Camino Del Mar between 25th and 26th Avenues, Lot 6 in Assessor's Block 1304 - Request for Discretionary Review of Building Permit Application No. 9309632 for a vertical and horizontal expansion of an existing single-family dwelling within an RH-1 (House, One-Family) District. (Continued from Regular Meeting of December 16, 1993).

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

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CPC: 020394

## SAN FRANCISCO CITY PLANNING COMMISSION
## ACCESSIBLE MEETING POLICY

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5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

***NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.***

***NOTE: Items listed on this calendar will not be heard before the stated time.***

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# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
FEBRUARY 10, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**

**1:30 P.M.**

ROLL CALL: Commissioners Fung, Moran/Boldridge, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

1. 92.397E (SAHM)
1290-94 POTRERO AVENUE DEVELOPMENT, APPEAL OF A PRELIMINARY NEGATIVE DECLARATION. The proposed project would demolish a vacant community center building and a vacant church, and would construct new buildings containing a total of 20 dwelling units, an approximately 15,000 sq. ft. family resource center, and about 27 off-street parking spaces AT 1290-94 Potrero Avenue, between 24th and 25th Streets. The new buildings would be about 40 feet tall and would occupy about 14,000 square feet of the 16,7509 square foot site. (Proposed for Continuance to March 3, 1994)

2. 87.791L (MARSH)
SAN FRANCISCO CIVIC CENTER HISTORIC DISTRICT, Consideration of the Landmarks Preservation Advisory Board recommendation that the area known as San Francisco Civic Center be designated as an Historic District pursuant to Article 10 of the City Planning Code. The area is generally bounded by Golden Gate Avenue to the north, Franklin Street to the west, Jones Street to the east and Market Street to the south. The proposal encompasses the following addresses: 170 Fell Street, 50 Fulton Street, 455 Golden Gate Avenue, Lot 3 in Assessor's Block 765, 29-195 Grove Street, 45 Hyde Street, 50 Ivy/Lech Walesa Street, 100-320 Larkin Street, 1170-1298 Market Street, 77-580 McAllister Street, 1-50 United Nations Plaza, 135-524 Van Ness Avenue being Lot 8 in Assessor's Block 347, Lots 22, 32, 33, 35, 37, 50 and 51 in Assessor's Block 351, Lot 1 in Assessor's Block 353, Lots 3, 4, 11, 12, 15 in Assessor's Block 355, Lot 1 in Assessor's Block 354, Lots 5, 6, 7, 8, 9, 10 in Assessor's Block 355, Lots 2 and 3 in Assessor's Block 765,

Lots 2, 3, 4, 5, 6 and 8 in Assessor's Block 766, Lot 8 and the remainder of Assessor's Block 767, Lot 1 in Assessor's Block 786, Lot 1 in Assessor's Block 787, all of Assessor's
Block 810, Lots 1, 16, 18, 19, 20 and 21 in Assessor's Block 811 and Lot 1 in Assessor's Block 815.
(Continued from Regular Meeting of January 20, 1994)
(Proposed for Continuance to March 3, 1994)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. MINUTES -- consideration for adoption--minutes from Regular Meeting of January 27, 1994.

D. CONSENT CALENDAR-PUBLIC HEARING CLOSED

**NOTE: The following matter is being brought before the full body of the Commission for action. At the Regular Meeting of the City Planning Commission on January 27, 1994, after receiving public testimony, Commissioner Boldridge moved to disapprove the proposed reclassification, which was seconded by Commissioner Fung. The resulting vote was +3 -2, with Commissioners Prowler and Unobskey dissenting. Commissioners Lowenberg and Martin were absent. The absent commissioners will be provided copies of the hearing tape for review prior to action.**

4. 93.352Z (PAEZ)
951 KEY AVENUE, south side near the intersection of Key Avenue and Jennings Street, Lot 23 in Assessor's Block 4996 - Request for reclassification of an RH-1 (House, One-Family) District to RH-2 (House, Two-Family) District, with a 40-X height and bulk designation.
(Continued from Regular Meeting of February 3, 1994).

E. CONSIDERATION OF FINDINGS & FINAL MOTION-PUBLIC HEARING CLOSED

5. 93.450A (PAEZ/MARSH)
660 CALIFORNIA STREET, north side at Grant Avenue, Lot 12 in Assessor's Block 241 - Request for Certificate of Appropriateness for the alteration of City Landmark No. 2 Old Saint Mary's Church, to permit the use of an interior courtyard open space as an off-street parking area for four vehicles in a CVR (Chinatown Visitor Retail) District with a 65-A Height and Bulk Designation.
(Continued from Regular Meeting of February 3, 1994).
**NOTE: ON FEBRUARY 3, 1994, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED PUBLIC HEARING AND PASSED A MOTION OF INTENT TO APPROVE BY A VOTE OF +5-0. COMMISSIONERS BOLDRIDGE AND LOWENBERG WERE ABENT.**

F. DIRECTOR'S REPORT

6. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

2:00 P.M.

G. REGULAR CALENDAR

7. 93.690H (BADINER)
833 MARKET STREET, south side between Fourth and Fifth Streets, Assessor's Block 3705, Lot 37, Permit to Alter - Request for approval of the rehabilitation of 833 Market Street, a Category II Significant Building within the C-3-R (Downtown, Commercial, Retail) District, 120-X/160-F Height and Bulk Districts, and the Kearny Market Mason Sutter Conservation District, pursuant to Article 11 of the City Planning Code.
(Continued from Regular Meeting of January 20, 1994)

8. 93.686C (ANDRADE)
2119 FILLMORE STREET, northwest corner of California and Fillmore Streets; Lot 4 in Assessor's Block 635 - Request for Conditional Use Authorization to amend a condition of Exhibit "A" of Motion No. 10193, a previous authorization to establish a small, self service restaurant known as "Cocolat," in the Upper Fillmore NC (Neighborhood Commercial District).

9. 93.696C (ANDRADE)
848 COLE STREET, east side between Frederick and Carl Streets; Lot 28 in Assessor's Block 1268 - Request for Conditional Use Authorization to allow the addition of outdoor seating (defined as an "outdoor activity" per Section 790.70), to an existing retail coffee store, in the NC-1 (Neighborhood Commercial Cluster) District.

10a. 93.354C (PEARL)
2001 17TH STREET, southwest corner of Kansas Street; Lot 1 in Assessor's Block 3977: -- Request for authorization of Conditional Use to extend the hours of operation to 2:00 a.m. closing time for a limited nonconforming bar and restaurant and to establish legal use of five bedrooms of group housing on the second story in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

10b. 93.678V (PEARL)
2001 - 17TH STREET, **southwest corner of Kansas Streets; Lot 1 in Assessor's Block 3977** in an RH-2 (House, Two-Family) Zoning District and a 40-X Height and Bulk District.
**OFF-STREET PARKING AND USABLE OPEN SPACE VARIANCES SOUGHT**: The proposal is to allow retention of five bedrooms of group housing on the second floor of a mixed-use, two-story building.

6:00 P.M.

11. 92.288ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS, public hearing and consideration of a resolution adopting Residential Conservation Controls as permanent controls. The proposed ordinance contains provisions for rear yard, height and building design to define the potential building size and appearance of new construction and alteration of buildings in R districts and requires compliance with the Residential Design Guidelines. The proposal also contains a two level permit review procedure and notification requirement to neighbors and neighborhood groups. Demolition and extensive alteration would require Level 2 review including compliance with certain criteria and approval of the replacement structure prior to issuing a demolition permit. The ordinance proposes to reduce the size of off-street parking spaces citywide, to revise the definition of family and the regulations for non-complying structures to permit rehabilitation, and to amend or delete other sections of the Code to clarify their applicability to R districts. The proposed ordinance would be applicable to all RH and RM districts including the Nob Hill, Northern Waterfront #2, Dolores Heights, and Bernal Heights Special Use Districts. The Office of Environmental Review has determined that changes to the proposed ordinance since April 1993 do not require further environmental review, and that the Final Negative Declaration adopted May 20, 1993 remains valid, as documented in Memoranda to File 92.288E dated November 12, 1993 and February 3, 1994.
(Continued from Regular Meeting of January 20, 1994)
**NOTE: ON DECEMBER 9, 1993, (TODAY'S) ITEMS 11 AND 12 WERE CALLED TOGETHER AND ACTED ON WITH ONE VOTE. AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED PUBLIC HEARING AND PASSED A MOTION OF INTENT TO APPROVE BY A VOTE OF 5-1. COMMISSIONER PROWLER VOTED NO AND COMMISSIONER MARTIN WAS ABSENT. ON JANUARY 20, 1994 THE CITY PLANNING COMMISSION DECIDED TO REOPEN THE HEARING.**

12. (HORTON)

RESIDENTIAL DESIGN GUIDELINES, REVISIONS, public hearing and consideration of a motion revising the Residential Design Guidelines to make them applicable to residential zoning controls.
(Continued from Regular Meeting of January 20, 1994)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 021094

## *NOTICE OF PUBLIC FORUMS - NEMIZ REZONING*

The Planning Department, City and County of San Francisco, will sponsor four public forums on the rezoning of the **Northeast Mission Industrial Zone (NEMIZ)**. The forums are intended to provide neighborhood residents and business people the opportunity to comment on and ask questions about the proposals to rezone the NEMIZ. The Planning Department has released three rezoning proposals: (1) the ***Industrial Promotion Mixed Use Plan [IPMU]*** (developed with a committee of community representatives); (2) the ***Industrial District Plan [ID]*** (a staff-modified version of the former); and (3) the ***Bioscience Special Use District Plan [BSUD]*** (developed by the Mayor's Office and the Planning Department without community input). The public forums will be held as follows:

**Tuesday, February 22**
**7:00 p.m. to 9:00 p.m.**
**Horace Mann Middle School**
**3351 23rd Street (at Valencia)**

**Monday, February 28**
**7:00 p.m. to 9:00 p.m.**
**Mission Language &**
**Vocational School**
**710 Florida Street (at 19th)**

**Wednesday, February 23**
**6:30 p.m. to 8:30 p.m.**
**Columbia Park Boys' Club**
**450 Guerrero Street (at 16th)**

**Wednesday, March 2**
**8:30 a.m. to 10:30 a.m.**
**Mission Language &**
**Vocational School**
**710 Florida Street (at 19th)**

A summary paper describing all three rezoning proposals for the NEMIZ is available for $1.00, and copies of the more detailed individual proposals are available for $2.50 at the Planning Department, 450 McAllister Street, 6th Floor. For more information, call Angelica Chiong, Mission District Planner, at (415) 558-6362 or David Lindsay at (415) 558-6393.

## DEPARTMENT HOSTS OPEN HOUSE FOR FRIENDS

City Planning staff is inviting all Friends of Planning to a reception at the **offices of the Department of City Planning, 450 McAllister Street, 6th Floor on Tuesday, February 15, 1994 from 5 to 7 P.M.** Please call **Irene at 558-6411** to let us know by Friday, February 11, 1994 if you are coming so we can make arrangements for the number of people we will have.

## PUBLIC NOTICE

**The Offices of the Department of City Planning will be closed Friday, February 18th. The offices are being closed in order to help meet required cost reductions due to budget shortfalls. The Construction Services Center located on the first floor of 450 McAllister, will however be staffed.**

## SAN FRANCISCO CITY PLANNING COMMISSION ACCESSIBLE MEETING POLICY

1. Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines serving this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and Civic Center Station. For more information about MUNI accessible services call (415) 923-6142.

2. American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.

3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accomodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accomodate these individuals.

4. Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue perimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.

5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

***NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.***

***NOTE: Items listed on this calendar will not be heard before the stated time.***

***NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.***

# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
FEBRUARY 17, 1994
**ROOM 282, CITY HALL**
**3:00 P.M.**

**3:00 P.M.**

ROLL CALL: Commissioners Fung, Moran/Boldridge, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

1. 92.511E (GITELMAN)
1444 GREEN STREET RESIDENTIAL DEVELOPMENT, APPEAL OF A PRELIMINARY NEGATIVE DECLARATION. The proposed project would construct a 42-unit residential building on the north side of Green Street, between Polk Street and Van Ness Avenue. Under one proposed design scheme, the new six-story building would incorporate the facade of a one-story garage which currently occupies the site. Under another scheme, the entire existing garage would be removed. The new building would incorporate approximately 42 off-street parking spaces at ground level.
(Proposed for Continuance to March 24, 1994)

2. 92.511EKC (NIXON)
1444 GREEN STREET, north side between Polk Street and Van Ness Avenue, Lot 4 in Assessor's Block 547 - Request for authorization of a Conditional Use to permit development of a lot containing more than 10,000 square feet in area (Section 723.11) and exceptions from bulk limits (Section 271) for a new building designed for property located within the Polk Neighborhood Commercial District and a 65-A Height and Bulk District. The proposal building would contain up to 43 dwelling units on six stories above parking.
(Proposed for Continuance to March 24, 1994)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. ELECTION OF OFFICERS: In accordance with the Rules and Regulations of the City Planning Commission, the President and Vice President of the Commission "shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January each year.
(Continued from Regular Meeting of January 20, 1994)

4. MINUTES -- consideration for adoption--minutes from Regular Meeting of February 3, 1994.

D. CONSENT CALENDAR-PUBLIC HEARING CLOSED

**NOTE: The following matter is being brought before the full body of the Commission for action. At the Regular Meeting of the City Planning Commission on January 27, 1994, after receiving public testimony, Commissioner Boldridge moved to disapprove the proposed reclassification, which was seconded by Commissioner Fung. The resulting vote was +3 -2, with Commissioners Prowler and Unobskey dissenting. Commissioners Lowenberg and Martin were absent. The absent commissioners will be provided copies of the hearing tape for review prior to action.**

5. 93.352Z (PAEZ)
951 KEY AVENUE, south side near the intersection of Key Avenue and Jennings Street, Lot 23 in Assessor's Block 4996 - Request for reclassification of an RH-1

Item 93.352Z continued

(House, One-Family) District to RH-2 (House, Two-Family) District, with a 40-X height and bulk designation.
(Continued from Regular Meeting of February 10, 1994).

E. TIER III CASES Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

(PASSMORE)

6. 631 WISCONSIN STREET, Building Permit Application No. 9320372 - Legislation of deck at rear of building, 17-1/2" wide, 7'-6" deep, 7'-4" at the highest point with a fire wall, 3'-0" above the deck at the north property line.

F. CONSIDERATION OF FINDINGS & FINAL MOTION-PUBLIC HEARING CLOSED

7. 93.354C (PEARL)
2001 17TH STREET, southwest corner of Kansas Street; Lot 1 in Assessor's Block 3977: -- Request for authorization of Conditional Use to extend the hours of operation to 2:00 a.m. closing time for a limited nonconforming bar and restaurant and to establish legal use of five bedrooms of group housing on the second story in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
**NOTE: ON FEBRUARY 10, 1994, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED PUBLIC HEARING AND PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS THE REQUEST TO ESTABLISH LEGAL USE OF FIVE BEDROOMS OF GROUP HOUSING, BUT DENY THE REQUEST FOR EXTENDED HOURS OF OPERATION TO 2:00 A.M. FOR BAR AND RESTAURANT BY A VOTE OF 7-0.**

G. DIRECTOR'S REPORT

8. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

G. REGULAR CALENDAR

9. (BLAZEJ/EDELIN)
DEPARTMENT BUDGET REVIEW, Public hearing on Draft Proposed Department Work Program and Budget for FY 94-95

**5:00 P.M.**

10. 90.379CE **PUBLIC HEARING CLOSED** (PEARL)
715 BUSH STREET, south side between Mason and Powell Streets; Lot 24 in Assessor's Block 284: -- Request for authorization of Conditional Use for conversion of a thirty-one (31) room residential hotel (group housing) to a non-residential use (tourist hotel with a total of 58 units) above the ground floor under Section 209.2.(e)

Item 90.379CE continued

of the Planning Code in an RC-4 (Residential-Commercial, Combined: High Density) District and a 65-A Height and Bulk District.
(Continued from Regular Meeting of February 3, 1994)

11. 92.736C (HING)
1219 - 15TH AVENUE, west side between Lincoln Way and Irving Street; Lot 02 in Assessor's Block 1735 -- Request for Conditional Use Authorization to establish a child care facility (known as City Kids) providing less than 24-hour care for 13 or more children by licensed personnel in an RH-2 (Residential, House, Two-Family) District pursuant to Planning Code Section 209.3(f).
(Continued from Regular Meeting of February 3, 1994)

12. 93.704D (PASSMORE)
182 JORDAN AVENUE, building permit application No. 9307312 - request for Discretionary Review for a two to three story rear horizontal addition to a single-family dwelling.

Adjournment

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CPC: 021794

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## SAN FRANCISCO CITY PLANNING COMMISSION
## ACCESSIBLE MEETING POLICY

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# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
FEBRUARY 24, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**

**1:30 P.M.**

ROLL CALL: Commissioners Fung, Moran/Boldridge, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

1. 93.448C (MILLER)
468 MISSISSIPPI STREET, west side between 19th and 20th Streets, Lot 29 in Assessor's Block 4065. Request for authorization of Conditional Use to permit a third dwelling unit in an Rh-2 (House, Two-Family) District when the City Planning Code requires 1,500 square feet of lot area per dwelling unit.
(Continued from Regular Meeting of February 3, 1994)
(Proposed for continuance to March 3, 1994)

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

2. MINUTES -- consideration for adoption--minutes from Regular Meeting of February 10, 1994.

D. TIER III CASES Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

3. 165 FAIRMOUNT STREET, Lot 31 in Assessor's Block 6685, RH-2 (Residential, House, Two-Family) District. Informational presentation of Building Permit Application No. 9310421 proposing the legalization of an existing deck in the rear yard, extending sixteen feet beyond the rear building wall. The deck has a width of sixteen feet and a height of five feet above grade.

4. 735 - 12TH AVENUE, Building Permit Application No. 9321764 - Addition of 9'x12' deck to existing single family dwelling.

E. DIRECTOR'S REPORT

5. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

6. 94.084T (PASSMORE)
SIGN ORDINANCE TEXT CHANGES, Consideration of Resolution to initiate amendments to Sections 607(g)(1) and 608.8(e)(5) to allow replacing and modification of certain existing non-complying business wall signs in C-3 (Downtown Commercial) and Market Street Special Sign Districts.

F. REGULAR CALENDAR

7. (BLAZEJ/EDELIN)
DEPARTMENT BUDGET REVIEW, Public Hearing and Endorsement of Proposed Department Work Program and Budget for FY 1994-95

**3:30 P.M.**

8. (LABRIE)
Informational Presentation on South Bayshore Plan, Proposal for Adoption, with formal public hearings and action to be schedule at earliest convenience of Commission.

**4:30 P.M.**

9. 92.639C (McDONALD)
333 TAYLOR STREET, northeast corner of Ellis and Taylor Streets, Lots 4, 4A, 4B and 5 in Assessor's Block 3241, known as Glide Memorial United Methodist Church - Request for authorization of a Conditional Use to allow a Planned Unit Development to construct 40 affordable dwelling units with exceptions from Planning Code requirements for rear yard depth, amount of useable open space, dwelling unit exposure, elimination of the parking requirement, exceeding a height of 40 feet in a residential district and exceeding 80 feet of height in an RC-4 (Residential-Commercial Combined, High Density) district with an 80-130-T Height and Bulk designation within the North of Market Residential Special Use District (NOMRSUD).

10. 93.559CV (PEARL)
4013-4015A Twenty-Fourth Street, south side between Noe and Castro Streets; Lot 32 in Assessor's Block 6507: -- Request for authorization of Conditional Use under Section 186.1.(b) of the Planning Code to expand an existing full service restaurant in the 24th Street-Noe Valley Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of February 3, 1994)

**SPECIAL DISCRETIONARY REVIEW HEARING**

**NOTICE AT APPROXIMATELY 6:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 6:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M ., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION**

11. 93.418D (PASSMORE)
5 VULCAN STAIRWAY, south side of Vulcan Stairway between Ord and Levant Streets, Lot 28 in Assessor's Block 2626 - Request for Discretionary Review of Building Permit Application No. 9310936 for remodeling of and alteration to an existing single-family dwelling which includes a horizontal and a vertical addition in an RH-1 (House, One Family) District.
(Continued from Regular Meeting of January 27, 1994)
**NOTE: AT A SPECIAL MEETING ON AUGUST 30, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO OCTOBER 7, 1993 RECOMMENDING AIA REVIEW BY A VOTE OF 4-0. COMMISSIONERS BOLDRIDGE, MARTIN AND PROWLER WERE ABSENT.**

12. 94.008D (PASSMORE)
1335 MONTEREY BOULEVARD, Building Permit Application No. 9317498, to install a rooftop satellite dish not higher than 8 feet nor greater than 10 feet in diameter.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 022494

## *NOTICE OF PUBLIC FORUMS - NEMIZ REZONING*

The Planning Department, City and County of San Francisco, will sponsor four public forums on the rezoning of the **Northeast Mission Industrial Zone (NEMIZ)**. The forums are intended to provide neighborhood residents and business people the opportunity to comment on and ask questions about the proposals to rezone the NEMIZ. The Planning Department has released three rezoning proposals: (1) the ***Industrial Promotion Mixed Use Plan [IPMU]*** (developed with a committee of community representatives); (2) the ***Industrial District Plan [ID]*** (a staff-modified version of the former); and (3) the ***Bioscience Special Use District Plan [BSUD]*** (developed by the Mayor's Office and the Planning Department without community input). The public forums will be held as follows:

**Tuesday, February 22**
**7:00 p.m. to 9:00 p.m.**
**Horace Mann Middle School**
**3351 23rd Street (at Valencia)**

**Wednesday, February 23**
**6:30 p.m. to 8:30 p.m.**
**Columbia Park Boys' Club**
**450 Guerrero Street (at 16th)**

**Monday, February 28**
**7:00 p.m. to 9:00 p.m.**
**Mission Language & Vocational School**
**710 Florida Street (at 19th)**

**Wednesday, March 2**
**8:30 a.m. to 10:30 a.m.**
**Mission Language & Vocational School**
**710 Florida Street (at 19th)**

A summary paper describing all three rezoning proposals for the NEMIZ is available for $1.00, and copies of the more detailed individual proposals are available for $2.50 at the Planning Department, 450 McAllister Street, 6th Floor. For more information, call Angelica Chiong, Mission District Planner, at (415) 558-6362 or David Lindsay at (415) 558-6393.

## SAN FRANCISCO CITY PLANNING COMMISSION
## ACCESSIBLE MEETING POLICY

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2. American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.

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5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

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# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
MARCH 3, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**

**1:30 P.M.**

ROLL CALL: Commissioners Fung, Moran/Boldridge, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

1. 93.508C (HING)
PIER 7-1/2, THE EMBARCADERO, between Broadway and Vallejo Streets -- Request for Conditional Use Authorization to allow expansion of an existing full service restaurant, demolition and replacement of an adjacent pier for outdoor dining/seating and public access and reduce the off-street parking requirement within an M-1 (Light Industrial) District and Northern Waterfront Special Use District No. 1.
(Proposed for Continuance to March 17, 1994)

2. 87.791L (MARSH)
SAN FRANCISCO CIVIC CENTER HISTORIC DISTRICT, Consideration of the Landmarks Preservation Advisory Board recommendation that the area known as San Francisco Civic Center be designated as an Historic District pursuant to Article 10 of the City Planning Code. The area is generally bounded by Golden Gate Avenue to the north, Franklin Street to the west, Jones Street to the east and Market Street to the south. The proposal encompasses the following addresses: 170 Fell Street, 50 Fulton Street, 455 Golden Gate Avenue, Lot 3 in Assessor's Block 765, 29-195 Grove Street, 45 Hyde Street, 50 Ivy/Lech Walesa Street, 100-320 Larkin Street, 1170-1298 Market Street, 77-580 McAllister Street, 1-50 United Nations Plaza, 135-524 Van Ness Avenue being Lot 8 in Assessor's Block 347, Lots 22, 32, 33, 35, 37, 50 and 51 in Assessor's Block 351, Lot 1 in Assessor's Block 353, Lots 3, 4, 11, 12, 15 in Assessor's Block 355, Lot 1 in Assessor's Block 354, Lots 5, 6, 7, 8, 9, 10 in Assessor's Block 355, Lots 2 and 3 in Assessor's Block 765,

Lots 2, 3, 4, 5, 6 and 8 in Assessor's Block 766, Lot 8 and the remainder of Assessor's Block 767, Lot 1 in Assessor's Block 786, Lot 1 in Assessor's Block 787, all of Assessor's
Block 810, Lots 1, 16, 18, 19, 20 and 21 in Assessor's Block 811 and Lot 1 in Assessor's Block 815.
(Continued from Regular Meeting of February 10, 1994)
(Proposed for indefinite continuance)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. MINUTES -- consideration for adoption--minutes from Regular Meeting of February 17, 1994.

D. TIER III CASES Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

4. 65 -5TH AVENUE, West side north of Lake Street, Lot 13 in Assessor's Block 1353, RH-1 (Residential, House, One-Family) District - Informational presentation of Building Permit Application No. 9401514 proposing construction of a rear yard deck and stairs.

5. 1514-16 HUDSON STREET, Building Permit Application No. 9321858 - 2 story deck and stairs at the rear, projecting 10-feet from the rear of the building set in from the side property lines.

6. 1786 - 10TH AVENUE, Building Permit Application No. 9400516 - single-story vertical addition to single-family dwelling.

7. 304 BRIDGEVIEW, Building Permit Application No. 9322496 - one story addition to the rear of the building of existing two-story single family house.

8. 1069 TEXAS STREET, Building Permit Application No. 9315002 - a two unit building, 3 stories in front, four stories at the rear on a downsloping site.

E. DIRECTOR'S REPORT

9. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

F. REGULAR CALENDAR

10. 92.397E (SAHM)
1290-94 POTRERO AVENUE DEVELOPMENT, APPEAL OF A PRELIMINARY NEGATIVE DECLARATION. The proposed project would demolish a vacant community center building and a vacant church, and would construct new buildings containing a total of 20 dwelling units, an approximately 15,000 sq. ft. family resource center, and about 27 off-street parking spaces AT 1290-94 Potrero Avenue, between 24th and 25th Streets. The new buildings would be about 40 feet tall and would occupy about 14,000 square feet of the 16,750 square foot site. (Continued from Regular Meeting of February 10, 1994)

11a. 92.397C (CHIONG)
1290 POTRERO AVENUE, west side between 24th and 25th Streets; Lots 5 and 6 in Assessor's Block 4265 - Request for authorization of Conditional Use to demolish two existing buildings and construct a new building to operate a community facility and child care center under Sections 209.4(a) and 209.3(f) of the Planning Code in an RM-3 (Residential, Mixed, Medium Density) District in a 40-X Height and Bulk District.

The project also includes the construction of two additional buildings for 20 units of affordable housing and 27 below-grade off-street parking spaces (20 for the housing development and 7 for the community and child care centers). Further, the project also requires variances for the front setback and off-street parking.

11b. 92.397V (CHIONG)
1290 POTRERO AVENUE, west side between 24th and 25th Streets; Lots 5 and 6 in Assessor's Block 4265.

**FRONT SETBACK AND PARKING VARIANCE SOUGHT:** The proposal is to demolish two (2) buildings and construct a community facility and child care center in one building and 20 units of affordable housing in two buildings with 27 below grade off-street parking spaces. Two of the buildings (community facility and one of the buildings for housing) would extend to the property line and encroach into the required front setback. The community facility and childcare center would not meet the off-street parking requirement. Section 132 of the Planning Code requires a front setback of 15 feet measured from the front property. Section 151 requires nine (9) off-street, independently accessible parking spaces for the proposed community facility and childcare center. The applicants propose to provide seven (7) spaces.

4:00 P.M.

12. 93.448C (MILLER)
468 MISSISSIPPI STREET, west side between 19th and 20th Streets, Lot 29 in Assessor's Block 4065. Request for authorization of Conditional Use to permit a third dwelling unit in an Rh-2 (House, Two-Family) District when the City Planning Code requires 1,500 square feet of lot area per dwelling unit.
(Continued from Regular Meeting of February 24, 1994)

13. 93.731T (GREEN)
CASTRO STREET NEIGHBORHOOD DISTRICT-- Request for amendment of the City Planning Code by amending section 715.43 to allow for large fast food restaurant as a conditional use provided five conditions are met.

14. 93.561D (PASSMORE)
3310 BAKER STREET, Request for Discretionary Review on Building Permit No. 9306133 to construct a third story addition to the existing two story single-family dwelling in an RH-1 (House, Single-Family) district.
(Continued from Regular Meeting of January 20, 1994)

Adjournment

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NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 030394

## *NOTICE OF PUBLIC FORUMS - NEMIZ REZONING*

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**Monday, February 28**
**7:00 p.m. to 9:00 p.m.**
**Mission Language &**
**Vocational School**
**710 Florida Street (at 19th)**

**Wednesday, March 2**
**8:30 a.m. to 10:30 a.m.**
**Mission Language &**
**Vocational School**
**710 Florida Street (at 19th)**

A summary paper describing all three rezoning proposals for the NEMIZ is available for $1.00, and copies of the more detailed individual proposals are available for $2.50 at the Planning Department, 450 McAllister Street, 6th Floor. For more information, call Angelica Chiong, Mission District Planner, at (415) 558-6362 or David Lindsay at (415) 558-6393.

## SAN FRANCISCO CITY PLANNING COMMISSION
## ACCESSIBLE MEETING POLICY

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# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
MARCH 10, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**

**1:30 P.M.**

ROLL CALL: Commissioners Fung, Moran/Boldridge, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

1. MINUTES -- consideration for adoption--minutes from Regular Meeting of February 24, 1994.

2. District Open Space Task Force (LEVINE)

D. TIER III CASES Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

2. 245 ALHAMBRA, Building Permit Application No. 9400240 - Interior remodeling of existing single family dwelling, addition of new deck at 2nd floor level.

3. 2466-46TH AVENUE, Building Permit Application No. 9319049 - 2 story rear horizontal addition to existing two-story single-family dwelling.

4. 1069 TEXAS STREET, Building Permit Application No. 9315002 - a two unit building, 3 stories in front, four stories at the rear on a downsloping site. (Continued from Regular Meeting of March 3, 1994)

E. DIRECTOR'S REPORT

5. 93.546R (MONTANA/BADINER)
400-460 McALLISTER STREET, (SAN FRANCISCO COURTS BUILDING), Lots 2, 3,4 and 5 in Assessor's Block 766, northwest corner of Polk and McAllister Streets - Informational hearing on the proposed design of the project.

6. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

F. REGULAR CALENDAR

7. 93.546E (ROOS)
PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT. S.F. COURTS BUILDING, 400 McALLISTER STREET, 450, 456 and 460 McAllister Street, 401 Polk Street; Assessor's Block 766, Lots 2, 3, 4 and 5. Construction of a six-story-plus-basement, approximately 80-foot-tall Courts Building after elimination of an existing 65-space parking lot and demolition of three existing buildings: the six-story City Hall Annex at 450 McAllister Street, the two-story Society of California Pioneers building at 456 McAllister Street, and a one-story City office building at 460 McAllister Street. The Courts Building would contain approximately 240,000 square feet of building area (including up to about 50 parking spaces) on the south half of the block bounded by McAllister and Polk Streets and Golden Gate and Van Ness Avenues. NOTE: Comments will be accepted until 5:00 p.m., March 21, 1994.

**SPECIAL DISCRETIONARY REVIEW HEARING**

NOTICE **AT APPROXIMATELY 3:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 3:30**

**P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 3:30 P.M ., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION**

8. 93.418D (PASSMORE)
5 VULCAN STAIRWAY, south side of Vulcan Stairway between Ord and Levant Streets, Lot 28 in Assessor's Block 2626 - Request for Discretionary Review of Building Permit Application No. 9310936 for remodeling of and alteration to an existing single-family dwelling which includes a horizontal and a vertical addition in an RH-1 (House, One Family) District.
(Continued from Regular Meeting of February 24, 1994)
**NOTE: AT A SPECIAL MEETING ON AUGUST 30, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO OCTOBER 7, 1993 RECOMMENDING AIA REVIEW BY A VOTE OF 4-0. COMMISSIONERS BOLDRIDGE, MARTIN AND PROWLER WERE ABSENT.**

9. 93.704D (PASSMORE)
182 JORDAN AVENUE, building permit application No. 9307312 - request for Discretionary Review for a two to three story rear horizontal addition to a single-family dwelling.
(Continued from Regular Meeting of February 17, 1994)

10. 93.746D (PASSMORE)
572 RHODE ISLAND STREET, west side between Mariposa and 18th Streets, Lot 5 in Assessor's Block 4009 - Request for Discretionary Review of Building Permit Application No. 9315394 to construct a rear two-story addition with roof deck to an existing single family dwelling within an RH-2 (Residential, House, Two-Family) District.

11. 93.662D (PASSMORE)
1375 MONTEREY BOULEVARD, west side between Northgate and Westgate Drives, Lot 16 in Assessor's Block 3273 - Staff initiated request for Discretionary Review of Building Permit Application No. 9314624 for the erection of a non-commercial parabolic dish satellite-receiving antennae, approximately 7 feet in diameter and visible from the east side of Monterey Boulevard. The property is within an RH-1(D) (House, One-Family, Detached) District.

12. 93.741D (PASSMORE)
1531 JUDAH STREET, south side between 20th and 21st Avenues, Lot 34 in Assessor's block 1833 -- Request for Discretionary Review of Building Permit Application No. 9316528 for a vertical and horizontal addition to an existing single-family dwelling and one additional dwelling unit for a total of two dwelling units in an RH-3 (House, Three-Family) District.

13. 93.682D (PASSMORE)
1845 - 44TH AVENUE, Building Permit Application No. 9319896 - Request for Discretionary Review for a three stories rear addition, the third floor exceeds the average height of the adjacent buildings, also the depth of the addition exceeds the average depth of the adjacent building.

Adjournment

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CPC: 031094

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**ACCESSIBLE MEETING POLICY**

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# ADDENDUM



NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 10, 1994
ROOM 282, CITY HALL
1:30 P.M.

**1:30 P.M.**

F. REGULAR CALENDAR

F7. 90.379C **PUBLIC HEARING CLOSED** (PEARL)
715 BUSH STREET, south side between Mason and Powell Streets; Lot 24 in Assessor's Block 284: -- Request for authorization of Conditional Use for conversion of a thirty-one (31) room residential hotel (group housing) to a non-residential use (tourist hotel with a total of 58 units) above the ground floor under Section 209.2.(e) of the Planning Code in an RC-4 (Residential-Commercial, Combined: High Density) District and a 65-A Height and Bulk District.
(Continued from Regular Meeting of February 17, 1994)

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# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
MARCH 24, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**

**1:30 P.M.**

ROLL CALL: Commissioners Fung, Moran/Boldridge, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

1. (BASH)
MISSION BAY ANNUAL REPORT. Presentation to the Commission of the Annual Review activities which have taken place to date and the procedures yet to be completed pursuant to Chapter 56 of the San Francisco Administrative Code and Mission Bay Development Agreement.
(Proposed for continuance to April 14, 1994)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. MINUTES -- consideration for adoption--minutes from Regular Meeting of March 10, 1994.

D. TIER III CASES Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

3. 451 JUSTIN DRIVE, south side between College Avenue and Genebem Way, lot 10 in Assessor's Block 5841, RH-1 (D) (Residential, House, One Family, Detached) District. Building permit application No. 9401681 proposing construction of a two story, 10'6" deep horizontal addition with stair and landing to the rear of an existing two story single family dwelling.

E. DIRECTOR'S REPORT

4. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

F. REGULAR CALENDAR

5. (EDELIN)
Consideration of Initiation of Amendments to Articles 2, 3.5A and 9 of the San Francisco Planning Code and Chapter 31 of the Administrative Code to increase fees, modify fees and add new fees relating to Department of City Planning actions, activities and services.

6. (ROSE)
BUD PACKACE FOR 1994. Brief presentation of the Butification and Urban Design (BUD) Package for 1994 by San Francisco Beautiful and consideration of endorsement of the Package by the Planning Commission.

7. (MARSH)
National Historic Preservation Fund Subgrant Program. Consideration of adoption of a Resolution authorizing the Director of Planning to apply for, receive and expend funds of up to $25,000.00 from the National Historic Preservation Grants-in-Aid Program administered by the State Office of Historic Preservation (SOHP) and known as the Certified Local Government (CLG) Program.
(Continued from Regular Meeting of March 17, 1994)

8. (FELTHAM)
STRATEGIC PLAN FOR THE PLANNING DEPARTMENT'S PROGRAMS IN THE TRANSPORTATION EXPENDITURE PLAN -- Consideration of Resolution adopting the Planning Department's Strategic Plan for programs administered by the Department under the Transportation Authority's Transportation Expenditure Plan, Fiscal Years 1994-2001. This Plan, prepared for the San Francisco County Transportation Authority, outlines proposed transportation planning and implementation projects in the Transit Preferential Streets, Downtown Pedestrian

Improvements, Transportation Management Association, and Transportation Brokerage programs. It also includes estimated costs and projected funding levels and strategies.

9. 93.695E (McCORMICK)
University of California at San Francisco (UCSF) facility at San Francisco General Hospital; 1001 Potrero Street -- Appeal of Preliminary Negative Declaration; east side between 22nd and 23rd Streets, Lot 1 in Assessor's Block 4154. San Francisco General Hospital Medical Center (SFGH) is proposing to make available a site on the SFGH campus for construction of a bio-medical research facility for use by UCSF. The facility would be a four story, approximately 60-foot structure that would contain approximately 125,500 gross square feet of space. Approximately 103,000 square feet of space would be utilized by UCSF for research and 22,000 by SFGH for clinics. The site would be located on the south side of 22nd Street at the site of the existing Parking Lot A and Magnetic Resonance imaging Facility.

10. 93.558C (SCOTT)
851 KEARNY STREET/601 JACKSON STREET, southwest corner of Jackson and Kearny Streets, Lot 1 in Assessor's Block 194 -- Request for authorization of Conditional Use to allow a building to exceed 35 feet in height, 50 foot frontage, bulk limits and to waive sun access on sidewalk provisions in the CCB (Chinatown Community Business) District and a 65N Height and Bulk District.

11. 90.760XX (McDONALD/NIXON)
1000 MARKET STREET, north side, bordered by Golden Gate Avenue, Lot 1 in Assessor's Block 350 -- Request for conditional use, pursuant to Code Section 309(i) for modification of existing conditions of approval relating to afordability of a 58 unit group housing project with ground floor retail as authorized by Motion No. 13123 in a C-3-G (Downtown General Commercial) District and a 120-X Height and Bulk District.

12. 94.004C (NIXON)
3861-3865 - 24th STREET, south side between Sanchez and Vicksburg Streets, Lot 40 in Assessor's Block 6509 - known as Dans Auto Service - Request for authorization of a Conditional Use to allow for conversion of an existing nonconforming automotive service station and Conditional Use authorization to operate as an automotive repair facility as permitted by Section 186.1(c)(3)(C) of the Planning Code in the 24th Street Noe Valley Neighborhood Commercial District within a 40-X Height and Bulk District.

13. 92.711C (NISHIMURA)
3632-36 SACRAMENTO STREET, north side between Locust and Spruce Streets, Lot 9 in Assessor's Block 1011, Sacramento Street Neighborhood Commercial District. Request for authorization of conditional use to legalize the expansion of a Full Service Restaurant (defined in Planning Code Section 790.92) into the basement and rear residential cottage, and the addition of rear outdoor dining area pursuant to Planning Code Sections 724.24, 724.42, 178(c) and 303.
(Continued from Regular Meeting of January 20, 1994)

14. 94.023C (HING)
1979 UNION STREET, south side between Laguna and Buchanan Streets, Lot 38 in Assessor's Block 542, known as Blue Light Cafe -- Request for Conditional Use Authorization to establish Other Entertainment (as defined by Section 790.38 of the Planning Code) within an existing restaurant and bar in the Union Street Neighborhood Commercial District.

**6:00 P.M.**

15. 92.288ET (PASSMORE)
RESIDENTIAL CONSERVATION CONTROLS, public hearing and consideration of a resolution adopting Residential Conservation Controls as permanent controls, and Department presentation of possible new residential zoning controls that would be an alternative to Residential Conservation Controls (ordinance for adoption) dated December 9, 1993. The subject controls contain provisions for rear yard, height and building design to define the potential building size and appearance of new construction and alteration of buildings in R districts and requires compliance with the Residential Design Guidelines. The controls also contain permit review procedures, notification requirements to neighbors and neighborhood groups, special review and limitations for demolition and extensive alteration of residential buildings. The proposed new zoning controls would be applicable to RH and RM zoning districts.
(The Hearing on the Proposed Ordinance dated December 9, 1993, was Continued from Regular Meeting of February 10, 1994)

16. (PASSMORE)
RESIDENTIAL DESIGN GUIDELINES, REVISIONS, public hearing and consideration of a motion revising the Residential Design Guidelines to make them applicable to residential zoning controls.
(Continued from Regular Meeting of February 10, 1994)

**At approximately 7:00 p.m. the Commission will recess for a dinner break**

**8:00 P.M.**

17. 93.590D (PASSMORE)
2022 HYDE STREET, Request for Discretionary Review on a proposal to demolish a one story over basement single family dwelling and to replace it with a three story over garage three family dwelling, having an average depth of 58 feet, an average width of 22 feet, 4 inches and a height of 39 feet measured from curb level at the center line of the lot.
(Continued from the Regular Meeting of January 13, 1994)

**9:00 P.M.**

18. 92.511E (GITELMAN)
1444 GREEN STREET RESIDENTIAL DEVELOPMENT, APPEAL OF A PRELIMINARY NEGATIVE DECLARATION. The proposed project would construct a 42-unit residential building on the north side of Green Street, between Polk Street and Van Ness Avenue. Under one proposed design scheme, the new six-story

building would incorporate the facade of a one-story garage which currently occupies the site. Under another scheme, the entire existing garage would be removed. The new building would incorporate approximately 42 off-street parking spaces at ground level.
(Continued from Regular Meeting of February 17, 1994)
**NOTE: This proposal has been modified since the continuation on February 17, 1994. The proposal now contains 39 dwelling units in seven stories above one level of parking. The height of the project has not changed.**

19. 92.511C (NIXON)
1444 GREEN STREET, north side between Polk Street and Van Ness Avenue, Lot 4 in Assessor's Block 547 -- Request for authorization of a Conditional Use to permit development of a lot containing more than 10,000 square feet in area (Section 723.11) and exceptions from bulk limits (Section 271) for a new building designed for property located within the Polk Neighborhood Commercial District and a 65-A Height and Bulk District. The proposal building would contain up to 43 dwelling units on six stories above parking.
(Continued from Regular Meeting of February 17, 1994)
**NOTE: This proposal has been modified since the continuation on February 17, 1994. The proposal now contains 39 dwelling units in seven stories above one level of parking. The height of the project has not changed.**

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 031794

## NOTICE

As of Monday, April 4, 1994, the Department of City Planning and the office of the City Planning Commission will be located at 1660 Mission Street. Telephone and fax numbers will not change. In preparation for the move, limited service will be provided on Friday, April 1, 1994.

The San Francisco City Planning Commission will continue to hold it's Regular Meetings on Thursday afternoons, starting at 1:30 p.m., in room 282 of City Hall. However, the Regular Meetings scheduled for Thursday, March 31, and Thursday, April 7, 1994 have been canceled.

## SAN FRANCISCO CITY PLANNING COMMISSION
## ACCESSIBLE MEETING POLICY

1. Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines serving this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and Civic Center Station. For more information about MUNI accessible services call (415) 923-6142.

2. American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.

3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accomodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accomodate these individuals.

4. Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue perimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.

5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

City and County of San Francisco
Department of City Planning

450 McAllister Street
San Francisco, CA 94102

# NOTICE OF CANCELLATION

**CITY AND COUNTY OF SAN FRANCISCO**
**PLANNING COMMISSION**
REGULAR MEETINGS
THURSDAY
MARCH 31, 1994
AND
APRIL 7, 1994

**NOTICE IS HEREBY GIVEN** that the Regular Meetings of the San Francisco City Planning Commission for Thursday, March 31 and Thursday, April 7, 1994 have been canceled. The next Regular Meeting of the City Planning Commission will held on Thursday, April 14, 1994.

Linda Avery
Commission Secretary



ADMINISTRATION
(415) 558-6414

CITY PLANNING COMMISSION
(415) 558-6414
FAX: 558-6426

PLANS AND PROGRAMS
(415) 558-6264
FAX: 558-6409

IMPLEMENTATION / ZONING
(415) 558-6377

*NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.*

*NOTE: Items listed on this calendar will not be heard before the stated time.*

*NOTE: Although not required, Speaker Cards will be available at all Hearings. For your convenience, they can be picked up in advance of the Hearing from the Department of City Planning Reception Counter, 1660 Mission Street, 5th Floor.*

# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
APRIL 14, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**

1:30 P.M.

ROLL CALL: Commissioners Fung, Moran/Boldridge, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

1. 87.791L (MARSH)
SAN FRANCISCO CIVIC CENTER HISTORIC DISTRICT, Consideration of the Landmarks Preservation Advisory Board recommendation that the area known as San Francisco Civic Center be designated as an Historic District pursuant to Article 10 of the City Planning Code. The area is generally bounded by Golden Gate Avenue to the north, Franklin Street to the west, Jones Street to the east and Market Street to the south. The proposal encompasses the following addresses: 170 Fell Street, 50 Fulton Street, 455 Golden Gate Avenue, Lot 3 in Assessor's Block 765, 29-195 Grove Street, 45 Hyde Street, 50 Ivy/Lech Walesa Street, 100-320 Larkin Street, 1170-1298 Market Street, 77-580 McAllister Street, 1-50 United Nations Plaza, 135-524 Van Ness Avenue being Lot 8 in Assessor's Block 347, Lots 22, 32, 33, 35, 37, 50 and 51 in Assessor's Block 351, Lot 1 in Assessor's Block 353, Lots 3, 4, 11, 12, 15 in Assessor's Block 355, Lot 1 in Assessor's Block 354, Lots 5, 6, 7, 8, 9, 10 in Assessor's Block 355, Lots 2 and 3 in Assessor's Block 765, Lots 2, 3, 4, 5, 6 and 8 in Assessor's Block 766, Lot 8 and the remainder of Assessor's Block 767, Lot 1 in Assessor's Block 786, Lot 1 in Assessor's Block 787, all of Assessor's
Block 810, Lots 1, 16, 18, 19, 20 and 21 in Assessor's Block 811 and Lot 1 in Assessor's Block 815.
(Continued from Regular Meeting of February 10, 1994)
(Proposed for Continuance to May 12, 1994)

2. 93.707RZ (MONTANA)
**455 GOLDEN GATE AVENUE and 350 MCALLISTER STREET**, full block bounded by McAllister, Polk, and Larkin Streets and Golden Gate Avenue, Lots 2 and 3 of Assessor's Block 765 within the Civic Center -- Informational presentation by the State of California General Services Administration describing the design review and approval process of a proposed project which would restore the 350 square foot 455 Golden Gate Avenue office building, constructed in 1959, and replace it with an 800,000 square foot office building.
(Proposed for Continuance to May 19, 1994)

3. 94.003C (MILLER)
**7070 CALIFORNIA STREET** north side between 32nd Avenue and Lincoln Park with additional frontage on 32nd Avenue and on El Camino del Mar, Lots 9 and 37 in Assessor's Block 1392 -- Request for authorization of a CONDITIONAL USE for a PLANNED UNIT DEVELOPMENT to permit EXPANSION of and MODIFICATIONS to a private ELEMENTARY SCHOOL (Katherine Delmar Burke School), in an RH-1(D) (House, One-Family Detached Dwellings) District.
(Continued from Regular Meeting of March 17, 1994)
(Proposed for continuance to April 28, 1994)

4. 93.508C (HING)
**PIER 7-1/2, THE EMBARCADERO**, between Broadway and Vallejo Streets -- Request for Conditional Use Authorization to allow expansion of an existing full service restaurant, demolition and replacement of an adjacent pier for outdoor dining/seating and public access and reduce the off-street parking requirement within an M-1 (Light Industrial) District and Northern Waterfront Special Use District No. 1.
(Continued from Regular Meeting of March 17, 1994)
(Proposed for continuance to May 12, 1994)

5. 93.704D (PASSMORE)
**182 JORDAN AVENUE**, Request for Discretionary Review on Building Permit application No. 9307312 for a two to three story rear horizontal addition to a single-family dwelling
(Continued from Regular Meeting of March 17, 1994, without hearing.)
(Proposed for Continuance to May 19, 1994)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. MINUTES -- consideration for adoption--minutes from Regular Meetings of March 17, and March 24, 1994.

D. TIER III CASES Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

7. 1591 - 47th AVENUE, west side between Judah and Kirkham Streets, Lot 13B in Assessor's Block 1806 -- Informational presentation of building permit application No. 9320734 for the construction of a one story rear yard deck and stairs to an existing two story single family dwelling within an RH-1 (Residential, House, One Family) District.

8. **366 CHESTNUT STREET**, north side of Chestnut Street, Lot 15 in Assessor's Block 54, RH-3 (Residential, House, Three-Family) District - Informational presentation of building permit application No.9310555 proposing construction of a 15 foot garage door to the proposed new construction of three floor plus attic floor, two-family dwelling.

E. DIRECTOR'S REPORT

9. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

10. (BASH)
Consideration of adoption a Resolution of the City Planning Commission welcoming the American Planning Association and all attending the 1994 National Planning Conference, and commending the organization for its efforts to advance urban and regional planning.

11. (BASH)
MISSION BAY ANNUAL REPORT. Presentation to the Commission of the Annual Review activities which have taken place to date and the procedures yet to be completed pursuant to Chapter 56 of the San Francisco Administrative Code and Mission Bay Development Agreement.
(Continued from Regular Meeting of March 24, 1994)

12. 93.546R (MONTANA)
400-460 McALLISTER STREET, (SAN FRANCISCO COURTS BUILDING), Lots 2, 3,4 and 5 in Assessor's Block 766, northwest corner of Polk and McAllister Streets - Informational hearing on the proposed design of the project responding to Commission comments received at the March 10, 1994 presentation.

F. REGULAR CALENDAR

13. (EDELIN)
Consideration of Amendments to Articles 2, 3.5A and 9 of the San Francisco Planning Code and Chapter 31 of the Administrative Code to increase fees, modify fees and add new fees relating to Department of City Planning actions, activities and services.

4:00 P.M.

14. 93.695E (McCORMICK)
University of California at San Francisco (UCSF) facility at San Francisco General Hospital; 1001 Potrero Street -- Appeal of Preliminary Negative Declaration; east side between 22nd and 23rd Streets, Lot 1 in Assessor's Block 4154. San Francisco General Hospital Medical Center (SFGH) is proposing to make available a site on the SFGH campus for construction of a bio-medical research facility for use by UCSF. The facility would be a four story, approximately 60-foot structure that would contain approximately 125,500 gross square feet of space. Approximately 103,000 square feet of space would be utilized by UCSF for research and 22,000 by SFGH for clinics. The site would be located on the south side of 22nd Street at the site of the existing Parking Lot A and Magnetic Resonance imaging Facility.
(Continued from the Regular Meeting of March 24, 1994)

15. 93.271C (ANDRADE)
**8028 GEARY BLVD.**, north side between 44th and 45th Avenues, Lot 1C in Assessor's Block 1491 -- Request for Conditional Use Authorization to create two new lots, each with less than 25 feet of width, in an RH-1 (House, One Family) District and a 40-X Height and Bulk District.
NOTE: **On March 17, 1994, after receiving public testimony, the Commission closed the public hearing and continued this matter to April 14, 1994, by a vote of +6 -0. Commissioner Martin was absent.**

16. 93.388C (ANDRADE)
**20 ARLINGTON STREET**, west side between Randall and Fairmont Streets; Lot 28 in Assessor's Block 6662 - Request for Conditional Use Authorization to allow a residential care facility for more than six persons in the RH-2 (House, Two family) District per Section 309.3(c). The proposal is to expand an existing residential care facility in order to house up to 15 persons.

17. 93.483C (BERKOWITZ)
**736 BRAZIL STREET**, southwest corner at Athens Street, Lot 47 in Assessor's Block 6076 - Request for authorization of a Conditional Use to allow for expansion of a religious institution (as permitted by Section 209.3(i) of the Planning Code) in an RH-2 (House, Two Family) District.

18. 93.534CV (BERKOWITZ)
**1495 - 42ND AVENUE**, northwest corner at Kirkham Street, Lot 17 in Assessor's Block 1811 - Request for authorization of a Conditional Use to allow construction of a worship hall (as permitted by Section 209.3(i) of the Planning Code) in an RH-1 (House, One Family) District, and request for Rear yard Variance to construct a worship hall in the required rear yard.

Section 134 of the Planning Code requires a minimum rear yard depth of approximately 25 feet for the subject property, measured from the rear property line. The proposed construction would encroach into the required yard.

19. 93.619C (PAEZ)
**81 LANSING STREET**, between First and Essex Streets, a through lot to Harrison Street, Lot 60 in Assessor's Block 3749 -- Request for authorization of a Conditional Use to demolish an existing 9,000 square foot two story commercial building and construction of a 33 dwelling unit three story over garage residential development with a 595 square foot ground floor commercial space, which exceeds 80 percent site coverage, in an M-1 (Light Industrial) District within the Commercial Subdistrict of the Rincon Hill Special use District with an 84-X Height and Bulk Designation.

## SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE **AT APPROXIMATELY 7:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 7:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 7:00 P.M ., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION**

20. 93.741D (PASSMORE)
**1531 JUDAH STREET**, south side between 20th and 21st Avenues, Lot 34 in Assessor's block 1833 -- Request for Discretionary Review of Building Permit Application No. 9316528 for a vertical and horizontal addition to an existing single-family dwelling and one additional dwelling unit for a total of two dwelling units in an RH-3 (House, Three-Family) District.
**NOTE:** On March 10, 1994, after receiving public testimony, the Commission continued this matter to April 14, 1994, for AIA Review, by a vote of +5 -0. Commissioners Boldridge and Prowler were absent.

21. 93.674D (PASSMORE)
**1061 CAPITOL AVENUE**, east side between Holloway and Grafton Avenues, Lot 36 in Assessor's Block 6984. Request for Discretionary Review of building permit application No. 9303025 to construct a two story addition to the front of an existing single family dwelling currently one story over garage plus attic. The proposal also involves an extensive alteration of the interior and exterior of the building, an addition to the northern side of the structure, removal of the roof and

reconstruction/relocation of the roofline and ridge, increase in height of the rear shed roof to become a flat roof, a new rear stair, and infilling at the ground floor. The subject property is within an RH-1 (Residential, House, One Family) District.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 032494

**SAN FRANCISCO CITY PLANNING COMMISSION**
**ACCESSIBLE MEETING POLICY**

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4. Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue perimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.

5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

***NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.***

***NOTE: Items listed on this calendar will not be heard before the stated time.***

***NOTE: Although not required, Speaker Cards will be available at all Hearings. For your convenience, they can be picked up in advance of the Hearing from the Department of City Planning Reception Counter, 1660 Mission Street, 5th Floor.***

# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
APRIL 21, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**

**1:30 P.M.**

ROLL CALL: Commissioners Fung, Moran/Boldridge, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

1. 92.639C (McDONALD)
333 TAYLOR STREET, northeast corner of Ellis and Taylor Streets, Lots 4, 4A, 4B and 5 in Assessor's Block 3241, known as Glide Memorial United Methodist Church -- Request for authorization of a Conditional Use to allow a Planned Unit Development to construct 40 affordable dwelling units with exceptions from Planning Code requirements for rear yard depth, amount of useable open space, dwelling unit exposure, elimination of the parking requirement, exceeding a height of 40 feet in a residential district and exceeding 80 feet of height in an RC-4 (Residential Commercial Combined, High Density) District with an 80-130-T Height and Bulk designation within the North of Market Residential Special Use District (NOMRSUD).
(Continued from Regular Meeting of February 24, 1994)
(Proposed for continuance to May 12, 1994)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public

Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. TIER III CASES Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

2. 1491 - 47th AVENUE, west side between Judah and Kirkham Streets, Lot 13B in Assessor's Block 1806 -- Informational presentation of building permit application No. 9320734 for the construction of a one story rear yard deck and stairs to an existing two story single family dwelling within an RH-1 (Residential, House, One Family) District.
(Continued from Regular Meeting of April 14, 1994)

E. DIRECTOR'S REPORT

3. DIRECTOR'S ANNOUNCEMENTS

4. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

5. (GREEN)
**NEIGHBORHOOD COMMERCIAL DISTRICTS CITYWIDE REPORT**. Request to establish a public hearing date.

F. CONSIDERATION OF FINDINGS AND FINAL MOTIONS -- PUBLIC HEARING CLOSED

6. 93.271C (ANDRADE)
**8028 GEARY BLVD.**, north side between 44th and 45th Avenues, Lot 1C in Assessor's Block 1491 -- Request for Conditional Use Authorization to create two new lots, each with less than 25 feet of width, in an RH-1 (House, One Family) District and a 40-X Height and Bulk District.
NOTE: **On March 17, 1994, after receiving public testimony, the Commission closed the public hearing and continued this matter to April 14, 1994, by a vote of +6 -0. Commissioner Martin was absent.**
NOTE: **On April 14, 1994, following further Commission review and comments, the Commission passed a motion of intent to approve with conditions by a vote of +6 -0. Commissioner Martin was absent.**

7. 93.483C (BERKOWITZ)
**736 BRAZIL STREET**, southwest corner at Athens Street, Lot 47 in Assessor's Block 6076 - Request for authorization of a Conditional Use to allow for expansion

of a religious institution (as permitted by Section 209.3(i) of the Planning Code) in an RH-2 (House, Two Family) District.
**NOTE: On April 14, 1994, after receiving public testimony, the Commission closed the public hearing and passed a motion of intent to disapprove by a vote of +7 -0.**

F. REGULAR CALENDAR

8. 94.084T (PASSMORE)
SIGN ORDINANCE TEXT CHANGES PUBLIC HEARING, Public hearing on proposed amendments to Sections 607(g)(1) and 608.8(e)(5) to allow replacing and notification of certain existing non-complying business wall signs in C-3 (Downtown Commercial) and Market Street Special Sign Districts.
(Continued from Regular Meeting of March 17, 1994)

9. 92.511C (NIXON)
1444 GREEN STREET, north side between Polk Street and Van Ness Avenue, Lot 4 in Assessor's Block 547 -- Request for authorization of a Conditional Use to permit development of a lot containing more than 10,000 square feet in area (Section 723.11) and exceptions from bulk limits (Section 271) for a new building designed for property located within the Polk Neighborhood Commercial District and a 65-A Height and Bulk District. The proposal building would contain up to 43 dwelling units on six stories above parking.
(Continued from Regular Meeting of February 17, 1994)
**NOTE: This proposal has been modified since the continuation on February 17, 1994. The proposal now contains 39 dwelling units in seven stories above one level of parking. The height of the project has not changed.**
**NOTE: On March 24, 1994, after receiving public testimony, the Commission closed the public hearing and continued this matter to April 21, 1994, by a vote of +5 -0. Absent Commissioners Boldridge and Martin have been provided with a copy of the hearing tape for review prior to action.**

10. 93.559C **PUBLIC HEARING CLOSED** (PEARL)
4013-4015A 24th STREET, south side between Noe and Castro Streets; Lot 32 in Assessor's Block 6507 -- Request for authorization of Conditional Use under Section 186.1.(b) of the Planning Code to expand an existing full service restaurant in the 24th Street-Noe Valley Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.
A rear yard variance is also required to build a 171 square foot deck addition at the front of the rear yard structure.
(Continued from the Regular Meeting of March 17, 1994)

**SPECIAL DISCRETIONARY REVIEW HEARING**

NOTICE **AT APPROXIMATELY 3:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT**

**ARE SCHEDULED ON THIS CALENDAR PRIOR TO 3:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 3:30 P.M ., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION**

11. 93.561D (PASSMORE)
**3310 BAKER STREET**, Request for Discretionary Review on Building Permit No. 9306133 to construct a third story addition to the existing two story single-family dwelling in an RH-1 (House, Single-Family) district.
(Continued from the Regular Meeting of March 17, 1994, pending AIA review)

12. 93.662D (PASSMORE)
**1375 MONTEREY BOULEVARD**, west side between Northgate and Westgate Drives, Lot 16 in Assessor's Block 3273 - Staff initiated request for Discretionary Review of Building Permit Application No. 9314624 for the erection of a non-commercial parabolic dish satellite-receiving antennae, approximately 7 feet in diameter and visible from the east side of Monterey Boulevard. The property is within an RH-1(D) (House, One-Family, Detached) District.
(Continued from Regular Meeting of March 10, 1994)

13. 94.043D (PASSMORE)
**1623 - 37TH AVENUE**, west side between Lawton and Moraga Streets, Lot 2A in Assessor's Block 1906 -- Request for Discretionary Review of building permit application No. 9321917 for a two story rear horizontal addition to a single family dwelling in an RH-1 (House, One Family) District.

14. 94.037D (PASSMORE)
**4664 - 19TH STREET**, north side between Yukon Street and Clover Lane, Lot 32 in Assessor's Block 2700 -- Request for Discretionary Review of building permit application No. 9317501 for the installation of a rooftop satellite dish that is 10 feet high and 10 feet in diameter in an RH-2 (House, Two Family) District.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

## SAN FRANCISCO CITY PLANNING COMMISSION
## ACCESSIBLE MEETING POLICY

1. Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines serving this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and Civic Center Station. For more information about MUNI accessible services call (415) 923-6142.

2. American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.

3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accomodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accomodate these individuals.

4. Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue perimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.

5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

***NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.***

***NOTE: Items listed on this calendar will not be heard before the stated time.***

***NOTE: Although not required, Speaker Cards will be available at all Hearings. For your convenience, they can be picked up in advance of the Hearing from the Department of City Planning Reception Counter, 1660 Mission Street, 5th Floor.***

# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
APRIL 28, 1994
**ROOM 282, CITY HALL**
**3:30 P.M.**

**3:30 P.M.**

ROLL CALL: Commissioners Fung, Moran/Boldridge, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

1. 94.006D (PASSMORE)
2366 - 48TH AVENUE, east side between Santiago and Taraval Streets, Lot 31 in Assessor's Block 2376 -- Request for Discretionary Review of building permit application No. 9307387 for a single story vertical addition to an existing two story single family dwelling in an RH-1 (House, One Family) District. The project proposes a single story vertical addition for a new building height of three stories or approximately 32 feet. The project also proposes facade alterations.
(Proposed for continuance to June 2, 1994)

2. 93.272C (NISHIMURA)
1100 SANCHEZ STREET, southwest corner of 24th Street, Lot 1 in Assessor's Block 6508. Request for Conditional Use Authorization to legalize the conversion of a second story dwelling unit to a Medical Service or a Business or Professional Service office in the 24th Street - Noe Valley Neighborhood Commercial District, 40-X Height and Bulk District, pursuant to Planning Code Sections 179(f) and 728.38.
(Continued from Regular Meeting of March 17, 1994)
(Proposed for continuance to June 16, 1994)

3. 94.102D (PASSMORE)
1365 - 4TH AVENUE, west side of 4th Avenue between Irving Street and parnassus Avenue, Lot 16 in Assessor's Block 1759 -- Request for Discretionary Review of Building Permit Application No. 9320759 for construction of a two story deck and

stair addition at the rear of an existing single family dwelling in an RH-2 (House, Two Family) District.
(Proposed for continuance to May 12, 1994)

4. 92.711C (NISHIMURA)
3632-36 SACRAMENTO STREET, north side between Locust and Spruce Streets, Lot 9 in Assessor's Block 1011, Sacramento Street Neighborhood Commercial District. Request for authorization of conditional use to legalize the expansion of a Full Service Restaurant (defined in Planning Code Section 790.92) into the basement and rear residential cottage, and the addition of rear outdoor dining area pursuant to Planning Code Sections 724.24, 724.42, 178(c) and 303.
(Continued from Regular Meeting of March 24, 1994)
(Proposed for continuance to May 12, 1994)

5. 93.537E (McCORMICK)
2299 MARKET STREET (THE LIFE CENTER) - **Appeal of Preliminary Negative Declaration**, southeast corner of Noe and 16th Streets at Market Street, Lot 91 in Assessor's Block 3564, former site of a Trinity Methodist Church. Construct a five story, approximately 35,000 gross square foot structure, with one below grade level, at the former site of the Trinity Methodist Church. The project would contain space for a variety of non-profit AIDS/HIV service providers, assembly space for church and non-church activities, and non-profit and for-profit retail space. There would be a total of approximately 20,800 net rentable floor space. Remaining gross building area would be devoted to building core/circulation and mechanical space. No parking would be provided.
(Proposed for continuance to June 23, 1994)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. TIER III CASES Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

6. 451 JUSTIN DRIVE, Informational presentation of building permit application No. 9401687 for the construction of a two story, rear addition, landing and stairs.

E. DIRECTOR'S REPORT

7. DIRECTOR'S ANNOUNCEMENTS

8. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

F. CONSIDERATION OF FINDINGS AND FINAL MOTIONS -- PUBLIC HEARING CLOSED

9. 93.559C (PEARL)
4013-4015A - 24th STREET, south side between Noe and Castro Streets; Lot 32 in Assessor's Block 6507 -- Request for authorization of Conditional Use under Section 186.1.(b) of the Planning Code to expand an existing full service restaurant in the 24th Street-Noe Valley Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.
A rear yard variance is also required to build a 171 square foot deck addition at the front of the rear yard structure.
(Continued from the Regular Meeting of April 21, 1994)
**NOTE: On April 21, 1994, after receiving further testamony, the Commission passed a motion of intent to approve with conditions by a vote of +5 -0. Commissioner Boldridge absent. Commissioner Lowenberg excussed. Final action by the Commission scheduled 4/28/94.**

G. REGULAR CALENDAR

10. 94.003C (MILLER)
7070 CALIFORNIA STREET north side between 32nd Avenue and Lincoln Park with additional frontage on 32nd Avenue and on El Camino del Mar, Lots 9 and 37 in Assessor's Block 1392 -- Request for authorization of a CONDITIONAL USE for a PLANNED UNIT DEVELOPMENT to permit EXPANSION of and MODIFICATIONS to a private ELEMENTARY SCHOOL (Katherine Delmar Burke School), in an RH-1(D) (House, One-Family Detached Dwellings) District.
(Continued from Regular Meeting of April 14, 1994)

11. 93.723C (PEARL)
45 FARALLONES, south side between San Jose and Plymouth Avenues; Lot 53 in Assessor's Block 7108: -- Request for authorization of Conditional Use to convert a former church rectory (group housing, religious orders) to a residential care facility for up to 24 persons in 11 bedrooms under Section 209.3.(c) of the Planning Code in an RH-1 (House, One-Family) District in a 40-X Height and Bulk District.
(Continued from Regular Meeting of March 17, 1994)

## SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE **AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES**

**GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 5:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M ., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION**

12. 93.622DDD (PASSMORE)
4333 - 26TH STREET, Lot 28 in Assessor's Block 6561 -- Request for Discretionary Review on Building Permit No. 9313593 for legalization of previous construction at rear of house and addition of a second story in an RH-1 (One Family) zoning district.

13. 94.103D (PASSMORE)
1786 - 10TH AVENUE, east side of 10th Avenue between Moraga and Noriega Streets, Lot 16B in Assessor's Block 2040 -- Request for Discretionary Review of building permit application No. 9400516 for a single story vertical addition to an existing single family dwelling in an RH-1 (House, One Family) District.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 042894

**ACCESSIBLE MEETING POLICY**

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***NOTE: All original submittals must be accompained by 12 copies and be received at the Department of City Planning Reception Counter, 1660 Mission St., 5th Floor, no later than 10:00 a.m. the Thursday (one week) prior to the scheduled public hearing. Please bring material that does not meet submittal deadline to the scheduled public hearing.***

# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING



THURSDAY
MAY 5, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**

1:30 P.M.

ROLL CALL: Commissioners Fung, Moran/Boldridge, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

1. 94.023C (HING)
1979 UNION STREET, south side between Laguna and Buchanan Streets, Lot 38 in Assessor's Block 542, known as Blue Light Cafe -- Request for Conditional Use Authorization to establish Other Entertainment (as defined by Section 790.38 of the Planning Code) within an existing restaurant and bar in the Union Street Neighborhood Commercial District.
(Continued from Regular Meeting of March 24, 1994
(Proposed for continuance to June 9, 1994)

2. 93.661E (ROOS)
226 ONEIDA AVENUE, between Delano and Otsego Avenues. Appeal of Preliminary Negative Declaration. Assessor's Block 6951, Lots 8B and 9D. The project would consist of demolition of a one-story-above-garage residence for access to four one-story-above-garage residences to be constructed on an interior lot. Four dwelling units and eight parking spaces are proposed. Each three-bedroom dwelling unit would be about 2,000 sq.ft. in area. The project requires a Variance.
(Proposed for continuance to June 16, 1994)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. MINUTES -- Consideration for adoption--minutes from Regular Meetings of April 14, and April 21, 1994.

D. TIER III CASES Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

4. 2443 - 44TH AVENUE, Informational presentation of building permit application No. 9403105 for a three story addition at the rear, projecting ten feet ten inches from the plane of the building, with a deck at the main floor to project an additional eleven feet, set in five feet from the side property lines.

5. 2362 - 28TH AVENUE, Informational presentation of building permit application No. 9402435 for a two story rear building expansion.

6. 2183-85 PACIFIC AVENUE, Informational presentation of building permit application No. 94001541 proposing construction of a two car garage in the front setback with a 14'4" curb cut.

7. 1515 Innes Avenue, Informational presentation of building permit application No. 9319774 to legalize work done at the rear of the existing building. The work consists of enlarging a storage room to the side and adding a rear deck. The deck is past 67% of the lot depth and encroaches into the required 5' separation.

8. 433 Lombard, Informational presentation of building permit application No. 9320449 for a vertical addition/greenhouse at roof level.

E. DIRECTOR'S REPORT

9. DIRECTOR'S ANNOUNCEMENTS

10. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

11. (HERRERA)
RESIDENCE ELEMENT ANNUAL EVALUATION, Informational presentation on the Residence Element Annual Evaluation report for 1993. This report provides an update of progress in implementing Residence Element Master Plan policies. It monitors housing production to needs, reviews program implementation, and examines housing policy implications.

F. REGULAR CALENDAR

12. 93.558C (SCOTT)
851 KEARNY STREET/601 JACKSON STREET, southwest corner of Jackson and Kearny Streets, Lot 1 in Assessor's Block 194 -- Request for authorization of Conditional Use to allow a building to exceed 35 feet in height, 50 foot frontage, bulk limits and to waive sun access on sidewalk provisions in the CCB (Chinatown Community Business) District and a 65N Height and Bulk District.
(Continued from Regular Meeting of March 24, 1994

13. 94.067C (HING)
3144-46 - 24TH STREET, north side between Shotwell and Folsom Streets, Lot 17 in Assessor's Block 3641, known as Mr. Pizza Man. Request for Conditional Use authorization to enlarge an existing small self service restaurant and extend hours of operation (pursuant to Section 178(c) of the Planning Code) within the 24th Street/Mission Neighborhood Commercial District.

14. 94.042C (PEARL)
317-319 CASTRO STREET, east side between Market and 16th Streets; Lot 19 in Assessor's Block 3562 -- Request for authorization of Conditional Use to convert a two family dwelling to group housing for six or more persons in five bedrooms under Section 209.2.(a) of the Planning Code in an RH-3 (House, Three Family) District in a 40-X Height and Bulk District.

15. 93.272C (NISHIMURA)
1100 SANCHEZ STREET, southwest corner of 24th Street, Lot 1 in Assessor's Block 6508. Request for Conditional Use Authorization to legalize the conversion of a second story dwelling unit to a Medical Service or a Business or Professional Service office in the 24th Street - Noe Valley Neighborhood Commercial District, 40-X Height and Bulk District, pursuant to Planning Code Sections 179(f) and 728.38.
(Continued from Regular Meeting of April 28, 1994)

5:00 P.M.

16. 92.288ET (PASSMORE)
RESIDENTIAL CONSERVATION CONTROLS, public hearing and consideration of a resolution adopting Residential Conservation Controls as permanent controls, and public hearing on an alternative to Residential Conservation Controls--Residential Code Amendments (RCA) as introduced on March 24, 1994.
(Continued from Regular Meeting of March 24, 1994

17. (PASSMORE)
RESIDENTIAL DESIGN GUIDELINES, REVISIONS, public hearing and consideration of a motion revising the Residential Design Guidelines to make them applicable to residential zoning controls.
(Continued from Regular Meeting of March 24, 1994)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

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CPC: 050594

**ACCESSIBLE MEETING POLICY**

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NOTICE OF SPECIAL JOINT MEETING
**CITY PLANNING COMMISSION**
**AND**
**RECREATION AND PARK COMMISSION**
THURSDAY, APRIL 28, 1994
ROOM 282, CITY HALL
1:30 P.M.

**Roll Call:**
City Planning Commissioners
Recreation and Park Commissioners

A. SPECIAL CALENDAR

1. 94.118M (SHOTLAND)
AMENDMENT OF THE RECREATION AND OPEN SPACE ELEMENT OF THE MASTER PLAN -- Consideration of a proposal to amend the Recreation and Open Space Element of the Master Plan by revising Map4, "The Citywide Recreation and Open Space Plan," to add three sites to the category "Proposed Public Open Space, Acquire for or Convert to Public Open Space." The following sites are proposed to be added:

- Brooks Park-Adjacent Property
  Acquisition through long term lease of San Francisco Unified School District property [a portion of Jose Ortega school site] to enlarge adjoining Brooks Park. [Assessor's Block 7073, lot 50; AB 7074, lot 49; AB 7075, lot 56]

- Brooks Park-Adjacent Property
  Acquisition of three privately owned parcels adjacent to San Francisco Unified School District property [Assessor's Block 7075, lots 34, 35, and 36]

- Lessing-Sears lot
  Acquisition of one lot immediately adjacent to a minipark at the intersection of Lessing and Sears streets. [Assessor's Block 7160, lot 1]

**NOTE: Item 1 is for consideration by the Planning Commission only.**

2. 94.117R (SHOTLAND)
San Francisco Open Space Acquisition and Park Renovation Fund 1994-1995 (Proposition E) -- Consideration of the 1994-1995 San Francisco Open Space Acquisition and Park Renovation Budget. At this meeting, the General Manager of the Recreation and Park Department will present a report recommending expenditures from the San Francisco Park and Open Space Program, Fiscal Year 1994-1995.

B. PUBLIC COMMENT

At this time, members of the public may address the Commissions on items that are within the subject matter jurisdiction of the City Planning Commission and the Recreation and Park Commission. Members of the public may address the Commissions for up to three minutes. **The President or chairperson may limit the total testimony to 30 minutes.**

***NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.***

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# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING



THURSDAY
MAY 12, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**

1:30 P.M.

ROLL CALL: Commissioners Fung, Moran/Boldridge, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

1. 94.108C (ANDRADE)
914 DIVISADERO, Assessor's Block 1155, Lot 18, east side between Golden Gate Avenue and McAllister Street - Request for Conditional Use Authorization to establish group housing with no off street parking spaces when three spaces are required in the NC-2 (Small Scale Neighborhood Commercial) District.
**(Proposed for Continuance to May 12, 1994)**

2. 93.508C (HING)
PIER 7-1/2, THE EMBARCADERO, between Broadway and Vallejo Streets -- Request for Conditional Use Authorization to allow expansion of an existing full service restaurant, demolition and replacement of an adjacent pier for outdoor dining/seating and public access and reduce the off-street parking requirement within an M-1 (Light Industrial) District and Northern Waterfront Special Use District No. 1.
(Continued from Regular Meeting of April 14, 1994)
**(Proposed for continuance to June 2, 1994)**

3. 94.106C (NIXON)
630-636 VAN NESS AVENUE AND 625-661 TURK STREET (aka 650 Van Ness Avenue), east side of Van Ness Avenue between Elm and Turk Streets and south side of Turk Street between Polk Street and Van Ness Avenue, Lots 10, 11, 13, 14, 15 in Assessor's Block 763 - Request for Conditional Use to amend a previous Planned Unit Development (PUD) authorization by modifying existing conditions of approval relating to time limits for obtaining a building permit as authorized by Motions Nos. 13074 and 13490. The project site is in an RC-4 (Residential-Commercial, Combined, High Density) District and the Van Ness Avenue Special Use District. The approved projects include a 33 space parking lot and a 13-story, 222 dwelling unit building with 7,500 square feet of retail use and 228 parking spaces.
**(Proposed for continuance to May 19, 1994)**

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. MINUTES -- Consideration for adoption--minutes from Regular Meetings of April 28, 1994.

D. TIER III CASES Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

5. 145 MAJESTIC AVENUE, informational presentation of Building Permit Application No. 9318134 proposing to legalize and to alter a rear addition by eliminating 8' from the depth and 8' from the width of the second floor.

6. 81 ALLSTON WAY, informational presentation of Building Permit Application No. 9404044 proposing to add and enclose a circular stair at the SE corner of the building and add a new rear deck at the 1st (main) living floor.

E. DIRECTOR'S REPORT

7. DIRECTOR'S ANNOUNCEMENTS

8. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

F. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

9. 94.107C (HING)
758 BROADWAY, north side between Powell and Stockton Streets; Lot 10 in Assessor's Block 147, known as Cafe Broadway. Request for Conditional Use Authorization to establish a Small Fast Food Restaurant as defined under Section 890.90 of the Planning Code within a Retail Specialty Food Store in the Chinatown Community Business District.

10. 93.654C (ANDRADE)
139 NOE STREET, east side between 14th and Henry Streets, Lot 62 in Assessor's Block 3541; Request for conditional use authorization to convert an existing nonconforming retail coffee store to a small, self-service restaurant within the RM-1 (Residential, Mixed, Low Density) District.

11. 94.033Q (ANDRADE)
390 GUERRERO STREET, northwest comer of 16th and Guerrero Streets; Lot 15 in Assessor's Block 3556 - Five unit residential and two unit commercial, condominium conversion subdivision in the Valencia NC (Neighborhood Commercial (District).

12. 94.034Q (ANDRADE)
257 CENTRAL AVENUE, west side between Oak and Page Streets; Lot 35 in Assessor's Block 1222 - Six unit residential condominium conversion subdivision in an RH-3 (House, Three Family) District.

13. 94.036Q (ANDRADE)
1990 - 20TH STREET, northwest corner of DeHaro and Carolina Streets; Lot 12 in Assessor's Block 4071 - Six unit residential condominium conversion subdivision in an RM-1 (Residential, Mixed, Low Density) District.

G. REGULAR CALENDAR

14. (EDELIN)
Hearing to review various proposals for Charter changes related to the City Planning Commission and the Planning Department, and consideration of a resolution providing recommendations to the Advisory Committee on Charter Reform.

15. 88.271E (McCORMICK)
CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR SAN FRANCISCO GENERAL HOSPITAL PARKING GARAGE. Assessor's block 4213, Lot 1, comprising all of the block bounded by 23rd and 24th Streets, Utah Street and San Bruno Avenue; construct an 800-to 1200 space parking garage adjacent to the San Francisco General Hospital; including demolition of existing MUNI facilities that would be relocated. The garage would be built in two phases, with the first phase consisting of a six-level, 40-feet high structure on the northern part of the site and a surface lot on the southern part of the site, providing a total of 800-850 spaces. The second phase would consist of construction of a multi-level parking structure on the southern part of the site that would increase the total capacity of the project up to a maximum of 1,200 spaces. Primary access to the garage would be on 24th Street and secondary access on 23rd Street.
(Continued from Regular Meeting of March 17, 1994).

16. 87.791L (MARSH)
SAN FRANCISCO CIVIC CENTER HISTORIC DISTRICT, Consideration of the Landmarks Preservation Advisory Board recommendation that the area known as San Francisco Civic Center be designated as an Historic District pursuant to Article 10 of the City Planning Code. The area is generally bounded by Golden Gate Avenue to the north, Franklin Street to the west, Jones Street to the east and Market Street to the south. The proposal encompasses the following addresses: 170 Fell Street, 50 Fulton Street, 455 Golden Gate Avenue, Lot 3 in Assessor's Block 765, 29-195 Grove Street, 45 Hyde Street, 50 Ivy/Lech Walesa Street, 100-320 Larkin Street, 1170-1298 Market Street, 77-580 McAllister Street, 1-50 United Nations Plaza, 135-524 Van Ness Avenue being Lot 8 in Assessor's Block 347, Lots 22, 32, 33, 35, 37, 50 and 51 in Assessor's Block 351, Lot 1 in Assessor's Block 353, Lots 3, 4, 11, 12, 15 in Assessor's Block 355, Lot 1 in Assessor's Block 354, Lots 5, 6, 7, 8, 9, 10 in Assessor's Block 355, Lots 2 and 3 in Assessor's Block 765, Lots 2, 3, 4, 5, 6 and 8 in Assessor's Block 766, Lot 8 and the remainder of Assessor's Block 767, Lot 1 in Assessor's Block 786, Lot 1 in Assessor's Block 787, all of Assessor's
Block 810, Lots 1, 16, 18, 19, 20 and 21 in Assessor's Block 811 and Lot 1 in Assessor's Block 815.
(Continued from Regular Meeting of February 10, 1994)
(Proposed for Continuance to May 12, 1994)

4:00 P.M.

17. 92.639C (McDONALD)
333 TAYLOR STREET, northeast corner of Ellis and Taylor Streets, Lots 4, 4A, 4B and 5 in Assessor's Block 3241, known as Glide Memorial United Methodist Church

- Request for authorization of a Conditional Use to allow a Planned Unit Development to construct 46 affordable dwelling units with exceptions from Planning Code requirements for rear yard depth, dwelling unit exposure, elimination of the parking requirement, exceeding a height of 40 feet in a residential district and exceeding 80 feet of height on Lots containing 24,131.25 square feet of area in an RC-4 (Residential-Commercial Combined, High Density) district with an 80-130-T Height and Bulk designation within the North of Market Residential Special Use District (NOMRSUD).

18. 93.534CV (BERKOWITZ)
1495 - 42ND AVENUE, northwest comer at Kirkham Street, Lot 17 in Assessor's Block 1811 - Request for authorization of a Conditional Use to allow construction of a worship hall (as permitted by Section 209.3(i) of the Planning Code) in an RH-1 (House, One Family) District, and request for Rear yard Variance to construct a worship hall in the required rear yard.

Section 134 of the Planning Code requires a minimum rear yard depth of approximately 25 feet for the subject property, measured from the rear property line. The proposed construction would encroach into the required yard.
(Continued from Regular Meeting of April 14, 1994)

19. 94.125C (GREEN)
400 CASTRO STREET, southwest comer of Market Street, Lot 15 in Assessor's Block 2647 - Request for Conditional Use Authorization to establish a LARGE FAST FOOD BAGEL RESTAURANT (dba Noah's Bagel) in the Castro Street Neighborhood Commercial District.

20. 92.711C (NISHIMURA)
3632-36 SACRAMENTO STREET, north side between Locust and Spruce Streets, Lot 9 in Assessor's Block 1011, Sacramento Street Neighborhood Commercial District. Request for authorization of conditional use to legalize the expansion of a Full Service Restaurant (defined in Planning Code Section 790.92) into the basement and rear residential cottage, and the addition of rear outdoor dining area pursuant to Planning Code Sections 724.24, 724.42, 178(c) and 303.
(Continued from Regular Meeting of April 28, 1994)

## SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE **AT APPROXIMATELY 6:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 6:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 6:30 P.M ., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION**

21. 94.102D (PASSMORE)
1365 - 4TH AVENUE, west side of 4th Avenue between Irving Street and Pamassus Avenue, Lot 16 in Assessor's Block 1759 -- Request for Discretionary Review of Building Permit Application No. 9320759 for construction of a two story deck and stair addition at the rear of an existing single family dwelling in an RH-2 (House, Two Family) District.
(Continued from Regular Meeting of April 28, 1994)

22. 94.126D (PASSMORE)
28 SAN BENITO WAY, west side between St. Francis Boulevard and San Anselmo Avenue; Lot 5 in Assessor's Block 3072 - Request for Discretionary Review of Building Permit Application No. 9310360 for the construction of a two-story over garage single-family dwelling in an RH-1(D) (House, One-Family, Detached) District.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

## *OPEN HOUSE*

***The City and County of San Francisco***
***Planning Department***
***&***
***Bureau of Building Inspection***
***Cordially Invite You***
***to Join Us in Celebration***
***of our New Offices***

***1660 Mission Street***
***Friday Evening, May 13th***
***5 o'clock to 7 o'clock***

## ACCESSIBLE MEETING POLICY

Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points around the perimeter of City Hall. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

CPC: 051294

***NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.***

***NOTE: Items listed on this calendar will not be heard before the stated time.***

***NOTE: Although not required, Speaker Cards will be available at all Hearings. For your convenience, they can be picked up in advance of the Hearing from the Department of City Planning Reception Counter, 1660 Mission Street, 5th Floor.***

***NOTE: All original submittals must be accompanied by 12 copies and be received at the Department of City Planning Reception Counter, 1660 Mission St., 5th Floor, no later than 10:00 a.m. the Thursday (one week) prior to the scheduled public hearing. Please bring material that does not meet submittal deadline to the scheduled public hearing.***

# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING



THURSDAY
MAY 19, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**

1:30 P.M.

**EXECUTIVE SESSION: SCHULZ V. CITY AND COUNTY OF SAN FRANCISCO (U.S. DIST. COURT ACTION NO. C 93-0352 VRW)**

Pursuant to Government Code Section 54956.9(a), the City Planning Commission will convene in executive session to discuss settlement of the above pending litigation.

**Adjourned:**

**2:30 p.m.**

ROLL CALL: Commissioners Fung, Moran/Boldridge, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your

opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

1. MINUTES -- Consideration for adoption--minutes from Regular Meetings of May 5, 1994.

D. TIER III CASES Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

2. **96 CONKLING STREET,** Informational presentation of Building Permit Application No. 9013234 proposing construction of a 3 story single-family dwelling with a 28.58 foot rear yard on an irregularly shaped lot, approximately 89 feet deep.

E. DIRECTOR'S REPORT

3. DIRECTOR'S ANNOUNCEMENTS

4. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

5. (KENDALL/SCOTT)
Treasure Island Reuse Planning Managers Alison Kendall and Lois Scott will brief the Commission on the planning process and schedule for reuse of Treasure Island Naval Station, which is scheduled to closed in late 1997. A public workshop will be held on June 4th at Treasure Island to solicit public input in the preparation of planning goals and objectives to guide the reuse planning process. (See announcement at end of this agenda for more information).

F. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

6. 93.558C (SCOTT)
851 KEARNY STREET/601 JACKSON STREET, southwest corner of Jackson and Kearny Streets, Lot 1 in Assessor's Block 194 -- Request for authorization of Conditional Use to allow a building to exceed 35 feet in height, 50 foot frontage, bulk limits and to waive sun access on sidewalk provisions in the CCB (Chinatown Community Business) District and a 65N Height and Bulk District.
(Continued from Regular Meeting of May 5, 1994)
**NOTE: On May 5, 1994, after receiving public testimony, the Commission closed public hearing and passed a motion of intent to approve with conditions by a vote of 6 to 0. Commissioner Martin was absent.**

G. REGULAR CALENDAR

7. (EDELIN)
Hearing to review various proposals for Charter changes related to the City Planning Commission and the Planning Department, and consideration of a resolution providing recommendations to the Advisory Committee on Charter Reform.
(Continued from Regular Meeting of May 12, 1994)

8. 93.707RZ (MONTANA)
**455 GOLDEN GATE AVENUE and 350 MCALLISTER STREET**, full block bounded by McAllister, Polk, and Larkin Streets and Golden Gate Avenue, Lots 2 and 3 of Assessor's Block 765 within the Civic Center -- Informational presentation by the State of California General Services Administration describing the design review and approval process of a proposed project which would restore the 80 foot tall, 252,000 square foot landmark state office building at 350 McAllister Street, constructed in 1926 and would demolish the 84 foot tall, 234,000 square foot 455 Golden Gate Avenue office building, constructed in 1959, and replace it with an 800,000 square foot office building.
(Continued from Regular Meeting of April 14, 1994)

**4:30 p.m.**

9. 92.639C (McDONALD)
333 TAYLOR STREET, northeast corner of Ellis and Taylor Streets, Lots 4, 4A, 4B and 5 in Assessor's Block 3241, known as Glide Memorial United Methodist Church - Request for authorization of a Conditional Use to allow a Planned Unit Development to construct 46 affordable dwelling units with exceptions from Planning Code requirements for rear yard depth, dwelling unit exposure, elimination of the parking requirement, exceeding a height of 40 feet in a residential district and exceeding 80 feet of height on Lots containing 24,131.25 square feet of area in an RC-4 (Residential-Commercial Combined, High Density) district with an 80-130-T Height and Bulk designation within the North of Market Residential Special Use District (NOMRSUD).
(Continued from Regular Meeting of May 12, 1994)

10. 94.108C (ANDRADE)
914 DIVISADERO, Assessor's Block 1155, Lot 18, east side between Golden Gate Avenue and McAllister Street - Request for Conditional Use Authorization to establish group housing with no off street parking spaces when three spaces are required in the NC-2 (Small Scale Neighborhood Commercial) District.
(Continued from Regular Meeting of May 12, 1994)

11. 94.106C (NIXON)
630-636 VAN NESS AVENUE AND 625-661 TURK STREET (aka 650 Van Ness Avenue), east side of Van Ness Avenue between Elm and Turk Streets and south side of Turk Street between Polk Street and Van Ness Avenue, Lots 10, 11, 13, 14, 15 in Assessor's Block 763 - Request for Conditional Use to amend a previous Planned Unit Development (PUD) authorization by modifying existing conditions of approval relating to time limits for obtaining a building permit as authorized by Motions Nos. 13074 and 13490. The project site is in an RC-4 (Residential-Commercial, Combined, High Density) District and the Van Ness Avenue Special

Use District. The approved projects include a 33 space parking lot and a 13-story, 222 dwelling unit building with 7,500 square feet of retail use and 228 parking spaces.
(Continued from Regular Meeting of May 12, 1994)

12. 94.151C (NIXON)
PIER 39, between The Embarcadero and Beach Street, Lot 39 in Assessor's Block 9900 - Request for Conditional Use to amend an existing conditional use authorization to develop the North Point Park/Marina by modifying a condition of approval contained in Resolution 7551 relating to the prohibition of facilities which would allow take-off or landing of aircraft. The request is for a temporary permit (180 days) to allow a boarding facility for seaplane tours of the bay area.

13. 93.743C (PEARL)
80 JULIAN AVENUE, west side between 14th and 15th Streets; Lot 27 in Assessor's Block 3547 - Request for authorization of Conditional Use to establish an Other Institution, Large (drug and alcohol treatment center operated by the Friendship House Association of America Indians, Inc.) under Section 726.81 of the Planning Code in the Valencia Street Neighborhood Commercial District in a 50-X Height and Bulk District.

14. 94.136C (PEARL)
2445 PINE STREET, south side between Pierce and Steiner Streets; Lot 4 in Assessor's Block 658 - Request for authorization of Conditional Use to expand an existing elementary school (St. Dominic School) by Placement of a temporary classroom building for up to 60 students under Section 209.3(g) of the Planning Code and use of the northwest comer of the property for an off-street parking facility for 38 spaces under Section 209.7(c) of the Planning Code in an RH-3 (House, Three Family) District in a 40-X Height and Bulk District.

## SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE **AT APPROXIMATELY 7:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 7:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 7:00 P.M ., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION**

15. 93.704D (PASSMORE)
**182 JORDAN AVENUE**, Request for Discretionary Review on Building Permit application No. 9307312 for a two to three story rear horizontal addition to a single-family dwelling
(Continued from Regular Meeting of March 17, 1994, without hearing.)
(Proposed for Continuance to May 19, 1994)

16. 93.674D (PASSMORE)
**1061 CAPITOL AVENUE**, east side between Holloway and Grafton Avenues, Lot 36 in Assessor's Block 6984. Request for Discretionary Review of building permit application No. 9303025 to construct a two story addition to the front of an existing single family dwelling currently one story over garage plus attic. The proposal also involves an extensive alteration of the interior and exterior of the building, an addition to the northern side of the structure, removal of the roof and reconstruction/relocation of the roofline and ridge, increase in height of the rear shed roof to become a flat roof, a new rear stair, and infilling at the ground floor. The subject property is within an RH-1 (Residential, House, One Family) District. (Continued from Regular Meeting of April 14, 1994)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 051994

**TREASURE ISLAND REUSE PLANNING WORKSHOP**

A public workshop to initiate reuse planning for Treasure Island Navel Station will be held from 1 - 4:30 p.m. on Saturday, June 4th in Austin Hall, Building 461, Fleet Training Center, Naval Station Treasure Island. Bus tours of the island will be offered in the morning, leaving from the front of Building 1 at Treasure Island at 9:30 and 11 a.m. The Treasure Island museum will be open at 9 am on June 4th with continuous showings of videos on the 1939-40 Golden Gate Exposition at Treasure Island from 10:30 on. Registration applications for the workshop will be included with the Planning Commission agenda for May 26. For further information, call Treasure Island Planning Managers Alison Kendall and Lois Scott at 558-6290 or 558-6417.

**ACCESSIBLE MEETING POLICY**

**Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points around the perimeter of City Hall. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.**

## TOUR OF SOUTH BAYSHORE DISTRICT

**May 26, 1994**
**11:00 A.M. - 12:45 P.M.**

The tour covers four gathering spots at strategic locations in Bayview Hunters Point. City Planning staff will be available at the first gathering spot at 11:00 A.M. It is suggested you come to the first gathering spot southward down Third Street from Evans Avenue to Williams Street. This section of Third Street covers the commercial core of the district. Along Third Street you can observe the character and predominant types of services and stores. Because of the large number of liquor sales outlets, the proposed plan calls for a Special Use District (SUD) restricting any new liquor stores on Third Street.

The following gathering spots are numbered according to the key on the attached map.

| | *Gathering Spot* | *Time* | *Important Features* |
|---|---|---|---|
| 1) | **Old Lucky Lager Brewery**<br>Williams and Newhall Streets, West of Third Street (park in large parking lot) | 11:00-11:15 A.M. | Site of major new residential subdivision<br>Across the street from proposed new district police station |
| 2) | **Bayview Hill**<br>At east end of Key Street from Third Street (walk up hill 100 feet beyond gate) | 11:30 - 11:45 A.M. | Proposed major open space/ residential area<br>Offers good view of district as a whole |
| 3) | **Yosemite Canal**<br>At east end of Yosemite Avenue from Ingalls Avenue (inside gate of recycling facility) | 12:00 - 12:15 P.M. | Site of proposed new wetlands;<br>Site of 20-acre area proposed for rezoning from industrial to residential;<br>Site of 3 recycling facilities presently under review by Zoning Administrator |
| 4) | **North Gate of Hunters Point Shipyard**<br>At east end of Innes Ave. (gather in parking lot of Dago Mary's Restaurant -- Restaurant -- just inside shipyard gate) | 12:30 - 12:45 P.M. | Site of Hunters Point Shipyard, which will be a major subarea plan of the proposed South Bayshore Plan<br>Shipyard to be a major influence on long term development of district |

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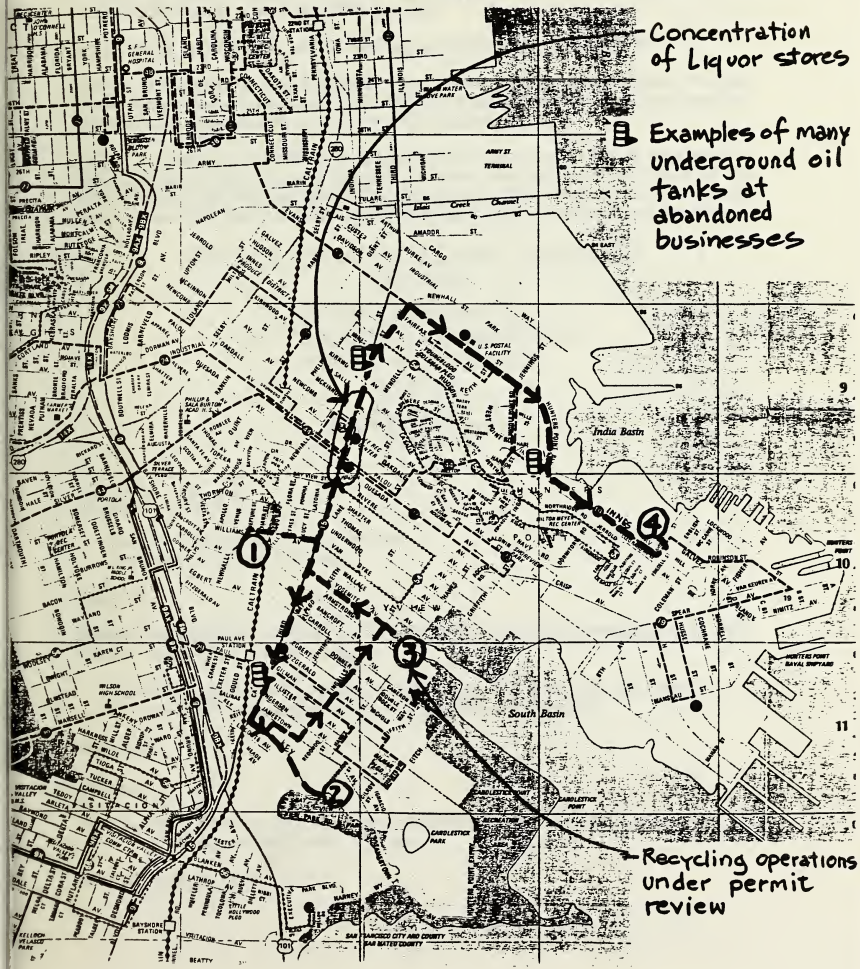
# TOUR OF SOUTH BAYSHORE DISTRICT

**May 26, 1994**



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***NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.***

***NOTE: Items listed on this calendar will not be heard before the stated time.***

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# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING



THURSDAY
MAY 26, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**

**11:00 A.M. - 1:00 P.M.**

**Tour of the South Bayshore Plan Area** (GHOSH/BERGDOLL)
**(see attached notice and map)**

1:30 P.M.

**EXECUTIVE SESSION: SCHULZ V. CITY AND COUNTY OF SAN FRANCISCO (U.S. DIST. COURT ACTION NO. C 93-0352 VRW)**

Pursuant to Government Code Section 54956.9(a), the City Planning Commission will convene in executive session to discuss the above pending litigation.

**Adjourned:**

**2:30 p.m.**

ROLL CALL: Commissioners Fung, Moran/Boldridge, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

1. MINUTES -- Consideration for adoption--minutes from Regular Meeting of May 12, 1994.

D. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar. .

2. 94.160C (HING)
3129 CLEMENT STREET, south side between 32nd and 33rd Avenues, Lot 24A in Assessor's Block 1464 (known as Tee Off Bar and Grill) - Request for Conditional Use Authorization to add one billiard table (defined as Other Entertainment under Section 790.38 of the Planning Code) within an existing Full Service Restaurant and Bar in an NC-1 (Neighborhood Commercial Cluster) District.

E. DIRECTOR'S REPORT

3. DIRECTOR'S ANNOUNCEMENTS

4. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

5. 93.690H (BADINER)
833 MARKET STREET, south side between Fourth and Fifth Streets, Assessor's Block 3705, Lot 37 -- Report on the feasibility of providing internal connections between 801 Market Street, 833 Market Street, 835 Market Street (The Emporium) and 865 Market Street (SF Centre), and between 833 Market Street and BART and the Fifth and Mission Parking Garage. This study was conducted pursuant to the conditions imposed by the City Planning Commission by Motion No 13643 approving 833 Market Street.

F. REGULAR CALENDAR

6. (EDELIN)
Hearing to review various proposals for Charter changes related to the City Planning Commission and the Planning Department, and consideration of a resolution providing recommendations to the Advisory Committee on Charter Reform.
(Continued from Regular Meeting of May 19, 1994)

7. 93.652Z (SCOTT)
1240 VALENCIA STREET, west side between 23rd and 24th Streets (Mission Police Station, Assessor's Block 3644, Lot 5 -- Request to reclassify the existing Zoning Map designation for the subject property from P (Public) to the Valencia NC (Valencia Street Neighborhood Commercial) District.

8. 94.120C (ANDRADE)
1326 - 4TH AVENUE, east side between Irving Street and Parnassus Avenue, Assessor's Block 1758, Lot 34 - Request for conditional use authorization to expand a residential care facility to house up to ten persons in an RH-2 (House, Two Family) District.

**4:00 P.M.**

9. 93.654C (ANDRADE)
139 NOE STREET, east side between 14th and Henry Streets, Lot 62 in Assessor's Block 3541; Request for conditional use authorization to convert an existing nonconforming retail coffee store to a small, self-service restaurant within the RM-1 (Residential, Mixed, Low Density) District.
(Continued from the Uncontested Case Calendar of the Regular Meeting of May 12, 1994)

10. 93.748C (NIXON)
1900 and 1906 IRVING STREET, northwest corner at 20th Avenue, Lots 19 and 19A in Assessor's Block 1730 - Request for Conditional Use to enlarge an existing Large Fast Food restaurant (KFC) by expanding into an adjacent building, on the common zoning lot, pursuant to Planning Code Section 186.1. The project is within an NC-2/Irving Street Restaurant and Fast Food Subdistrict.

11. 93.255C (PEARL)
1371 GRANT AVENUE, southwest corner of Green Street, Lot 1 in Assessor's Block 131 -- Request for authorization of Conditional Use under Section 722.41 of

the Planning Code to expand an existing bar and to establish Other Entertainment (Dance Hall Keeper and Place of Entertainment Permits) in the North Beach Neighborhood Commercial Zoning District in a 40-X Height and Bulk District.

12. 94.127T (GREEN)
CITYWIDE; Request for Amendment of the City Planning Code by amending Section 603 to permit general advertising in an RH-1(D) District adjacent to any C-2 District, provided that such advertising faces the C-2 District. The affect of the amendment if adopted would be the installation of eight general advertising signs each not exceeding 24 sq. ft. in size on one Muni Transit shelter proposed for the raised boarding platform at the intersection of 19th Avenue and Winston Avenue (Stonstown Shopping Center) which is designated RH-1(D) and is adjacent to a C-2 District. The general advertising signs must face the C-2 District.

## SPECIAL DISCRETIONARY REVIEW HEARING

**NOTICE AT APPROXIMATELY 6:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 6:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION**

13. 94.152D (PASSMORE)
226 EDINBURGH STREET, west side between Avalon and Excelsior Avenues, Lot 7 in Assessor's Block 6009 -- staff-initiated request for Discretionary review of Building Permit Application No. 9401925 for the erection of a non-commercial parabolic dish satellite-receiving antennae, approximately 6 feet in diameter and visible from Edinburgh and Avalon Streets. The property is a single-family home within an RH-1 (House, One-Family) District.

14. 94.115D (PASSMORE)
428 - 39TH AVENUE, east side between Clement Street and Geary Boulevard, Lot 50 in Assessor's Block 1470 - Request for Discretionary Review of Building Permit Application No. 9400089 for the construction of a third story to an existing two story single family dwelling within an RH-1 (D) (House, One-Family), Detached) District.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 052694

## TREASURE ISLAND REUSE PLANNING WORKSHOP

A public workshop to initiate reuse planning for Treasure Island Navel Station will be held from 1 - 4:30 p.m. on Saturday, June 4th in Austin Hall, Building 461, Fleet Training Center, Naval Station Treasure Island. Bus tours of the island will be offered in the morning, leaving from the front of Building 1 at Treasure Island at 9:30 and 11 a.m. The Treasure Island museum will be open at 9 am on June 4th with continuous showings of videos on the 1939-40 Golden Gate Exposition at Treasure Island from 10:30 on. Registration applications for the workshop will be included with the Planning Commission agenda for May 26. For further information, call Treasure Island Planning Managers Alison Kendall and Lois Scott at 558-6290 or 558-6417.

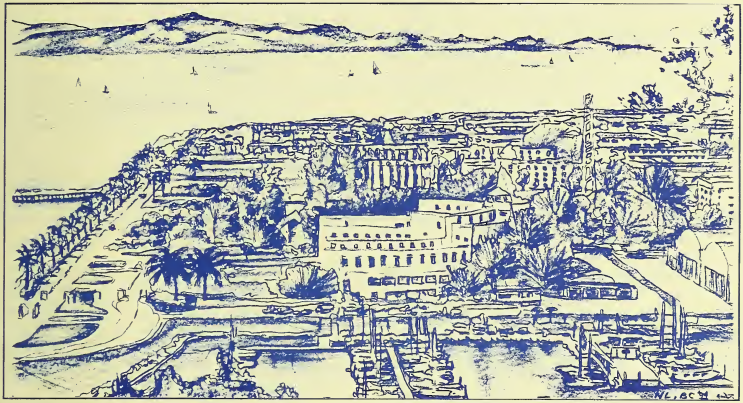
### ACCESSIBLE MEETING POLICY

**Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points around the perimeter of City Hall. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.**

TREASURE OF THE BAY

Spring 1994

# PLANNING THE CONVERSION OF TREASURE ISLAND NAVAL STATION



## THE NAVY IS LEAVING

The Bay Area economy has been influenced in the ›ast by a strong military presence. Today, amidst the ıational restructuring of our defense forces, Bay Area ›ommunities face the challenge of converting closing ıilitary bases to civilian uses which create jobs and evenue. The Treasure Island Naval Station is among the Navy bases slated for closure, along with Alameda Naval Air Station and Mare Island Naval Shipyard.

The Defense Base Closure and Realignment Act of 990 (PL101-510) established a process which will result n the timely closure and realignment of military nstallations. The Act requires the closure process be nitiated within two years after July 2, 1993. In addition, he Department of Defense and Navy policy requires the roperty be transferred to civilian control as early as ossible to promote local economic recovery. Presently, he Navy plans to cease activities and close all facilities on Treasure Island by September 30, 1997.

The Navy's departure has the potential to make Treasure Island a centerpiece for the entire bay. While ›cated within the City and County of San Francisco, reuse f the island will have regional implications. The new Treasure Island, built through community involvement and uidance, can help unify the Bay Area as well as provide ıuch needed economic activity.

### TREASURE ISLAND REUSE PLANNING WORKSHOP

**Sat. June 4, 1994** — **FTC Austin Hall**
**Bldg 461, Avenue M.** — **Treasure Island**

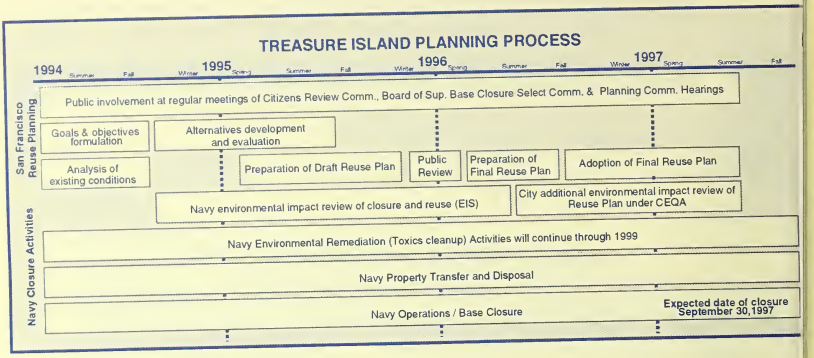
9:30 Bus Tour - leaves from museum Bldg #1
11:00 Bus Tour - leaves from museum Bldg #1

Video on the 1939 Golden Gate International Exposition. - continuous showings beginning at 10:30 am in the museum theater Bldg #1. The Museum will open at 9:00 am.

Lunch can be purchased at the Fog Watch Cafe

| | |
|---|---|
| 1:00 | Check in @ Bldg 461 FTC Austin Hall |
| 1:30 | Introduction/Background/Slide show |
| 2:30 | Planning Issues Work sessions |
| 4:00 | Reports on Work sessions |
| 4:30 | Closing |

**RSVP on the enclosed form by May 25**
Public transit: Bus T - AC Transit leaves from SF Transbay Terminal and East Bay locations approx. every 30 mins. Bus INFO call 1-800-559-INFO




## PLANNING THE CHANGE

In anticipation of Treasure Island's transfer to the jurisdiction to the City and County of San Francisco, the San Francisco Planning Department has initiated reuse planning for Treasure Island in Spring 1994. The development of the Reuse Plan by the Planning Department and consultants will be coordinated with property transfer negotiations and interim leasing activities by the Office of Base Conversion in the Redevelopment Agency. Policy guidance for the Reuse Plan will be provided by the Planning Commission, with detailed review from the Mayor's Community Reuse Committee for Treasure Island.

The conversion of Treasure Island from military to civilian uses will be a complex task. We are at the very beginning of a planning process expected to take three years. The major phases are :

### Inventory of Existing Conditions
### Goals and Objectives Document

The first workshop will focus on broad planning issues and concerns. Participants will help develop reuse planning goals and objectives in relation to these issues. Based on the workshop and additional public review, a Goals and Objectives document establishing parameters for reuse planning will be adopted by the Planning Commission. Meanwhile, background information on buildings, land use, history, transportation, utilities, and environmental conditions will be collected.

### Visioning Workshop
### Conceptual Alternatives Document

The Planning team will combine reuse ideas from th Visioning Workshop and technical information int preliminary conceptual alternatives. These conceptua alternatives will be revised and refined based o technical evaluation and public review.

### Draft Reuse Plan Document
### Environmental Impact Statement (EIS) and additional environmental review

Once the preliminary conceptual alternatives hav been reviewed, the Planning Team will prepare th Draft Reuse Plan. The environmental impacts of th Draft Reuse Plan will be analyzed in the EIS whic will be prepared by the Navy and in supplement environmental review documents. The Draft Reus Plan and environmental documents will be subject a complete public review and formal hearing proce by the Planning Commission.

### Final Reuse Plan Adoption
### Amendment of San Francisco Master Plan

Based on public and technical review, the select alternative will be incorporated in the Final Plan f Treasure Island's future. The Final Reuse Plan a associated amendments to the San Francisco Mast Plan must be approved by the Planning Commissic

## HISTORY

Treasure Island was built as a man made island in 1937-39 for the Golden Gate International Exposition and as the future site of San Francisco International Airport. The island's $50 million World's Fair attracted more than 10 million people from all over the world the first year. The glory of the World's Fair managed to glitter for two years until February 1941. As war clouds gathered in the Pacific, Treasure Island was leased to the Navy, and Yerba Buena-based naval activities spread out to cover both islands. During World War II, the islands served as the "Gateway to the Pacific." After the war, they served as a major demobilization center for thousands of returned navy personnel. By that time, Treasure Island was no longer suitable as an airport with the longer runways required by airplanes.

TREASURE ISLAND
MUSEUM

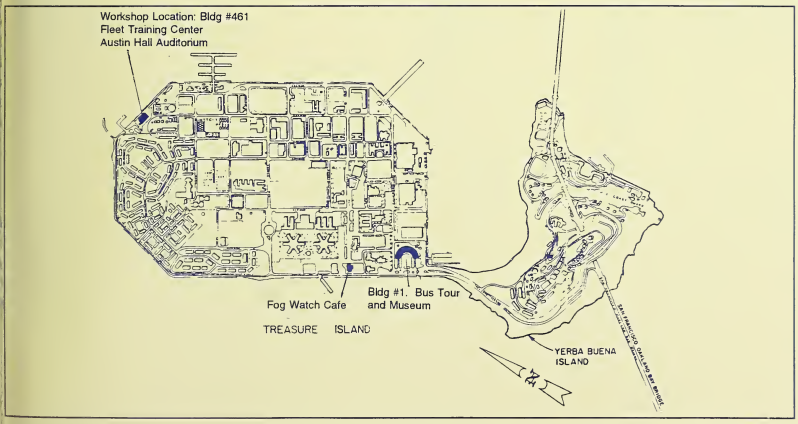
For more information on T.I. history be sure to visit the Treasure Island Museum in Building 1

For information on T.I. Reuse Planning contact:

| | |
|---|---|
| Alison Kendall | (415) 558-6290 |
| Lois Scott | (415) 558-6317 |

### TREASURE ISLAND FACTS

| | |
|---|---|
| Location: | San Francisco Bay, mid way across the Bay Bridge. |
| Constructed: | 1936 |
| Previous Uses: | World's Fair (1938-1940)<br>Original Site for SF International Airport<br>Naval Base |
| Jurisdiction: | San Francisco City and County |
| Zoning: | Public (unzoned) |
| Land Area: | 403 acres |
| Gross Annual Payroll: | $25 million |
| Population: | 3,000 |
| Employees: | 454 civilian<br>637 military |
| Housing Units: | 904 enlisted family units<br>2,200 beds at bachelor quarters |
| Unique Assets: | Location and Views<br>Marina and Port facility<br>Elementary School<br>Medical/Dental Clinics<br>Nationally Significant Historic buildings |
| De-activation: | 1997 |



## REUSE PLANNING BEGINS

This public notice marks the beginning of reuse planning for Treasure Island Naval Station. This newsletter and the first workshop are designed to supply you with preliminary background information on the island and the planning process.

The public workshop on Saturday, June 4th at Treasure Island will provide a forum for public input on goals and objectives to guide the reuse planning effort and address key planning issues.


This publication and the public workshop were produced by the S.F. Planning Department with extensive assistance from Urban Design interns from the San Francisco Urban Design Internship Program, Department of Architecture, Cal Poly, San Luis Obispo.

**Treasure Island Reuse Planning**
Planning Department
City and County of San Francisco
1660 Mission Street
San Francisco, CA 94103

**TREASURE ISLAND REUSE PLANNING GOALS AND OBJECTIVES WORKSHOP**
**Fleet Training Center, Bldg 461, Austin Hall, Avenue M, Treasure Island**
**Saturday, June 4 1:00 - 5:00 pm**

*Please fill out and return by **MAY 27, 1994** Mail or FAX (415) 558-6426,*

*Name* _____ *Address* _____

*Organization* _____ _____

*Phone* _____ _____

☐ ***Yes, I will attend the first Reuse Planning Workshop for Treasure Island***

☐ 9:30 Bus tour ☐ 11:00 Bus tour

Please choose 2 workshop topics you would like to participate in.

☐ **Culture and Entertainment**
Arts and Entertainment

☐ **Public Participation**
Participation in Planning

☐ **Economic Development**
Jobs Creation
Revenue Generation
Implementation/Financing

☐ **Public Safety and Community Service**
Public Safety Services
Public Health Services
Community Services

☐ **Education and Training**
Job Training
Higher Education
Research

☐ **Recreation and Open Space**
Recreation Facilities
Water-related Recreation

☐ **Environmental Sustainability**
Resource Conservation
Environmental Impacts
Toxics Cleanup &
Environmental Remediation

☐ **Transportation**
Bridge/Auto Access
Transit Access
Ferry/Water Access
Pedestrian and Bicycle Travel

☐ **Housing**
Homeless Services
Housing Affordability

☐ **Urban Design**
Historic Resources
Views
Character

☐ **Interim and Long-term Uses**
Fairs and Expositions
Interim Uses

☐ **Other**_____

☐ ***I won't be able to attend the Workshop, but I would like to be on the mailing list to receive information about upcoming meetings.***

☐ ***I have special access requirements. Please call me at*** _____ ***to discuss these needs.***

place
stamp
here

**Treasure Island Reuse Planning**
Planning Department
City and County of San Francisco
1660 Mission Street
San Francisco, CA 94103

## ACCESSIBLE MEETING POLICY

Accessible seating for persons with disabilities (including those using wheelchairs) will be available for the main meeting room and some of the discussion rooms. Please call the numbers below prior to the meeting if you have any wheelchair access requirements. Accessible AC TRANSIT - Bus "T" serves Treasure Island from both San Francisco and the East Bay (for info call 1-800-599-INFO). Accessible parking is adjacent to Bldg. #461. Wheelchair access to the building is available from the parking lot to the east of the building. American sign language interpreters and/or a sound enhancement system will be available upon request. Please call Alison Kendall 558-6290 or Lois Scott 558-6317 at least 72 hours before the meeting if you have any special access requirements. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 544-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

*NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.*

*NOTE: Items listed on this calendar will not be heard before the stated time.*

*NOTE: Although not required, Speaker Cards will be available at all Hearings. For your convenience, they can be picked up in advance of the Hearing from the Department of City Planning Reception Counter, 1660 Mission Street, 5th Floor.*

*NOTE: All original submittals must be accompanied by 12 copies and be received at the Department of City Planning Reception Counter, 1660 Mission St., 5th Floor, no later than 10:00 a.m. the Thursday (one week) prior to the scheduled public hearing. Please bring material that does not meet submittal deadline to the scheduled public hearing.*

# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING



THURSDAY
JUNE 2, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**

1:30 P.M.

ROLL CALL: Commissioners Fung, Moran/Boldridge, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

1. 93.508C (HING)
PIER 7-1/2, THE EMBARCADERO, between Broadway and Vallejo Streets -- Request for Conditional Use Authorization to allow expansion of an existing full service restaurant, demolition and replacement of an adjacent pier for outdoor dining/seating and public access and reduce the off-street parking requirement within an M-1 (Light Industrial) District and Northern Waterfront Special Use District No. 1.
**(Proposed for Continuance to July 14, 1994)**

2. 94.089E (GLASNER)
555 & 557 - 27TH STREET - Appeal of Preliminary Negative Declaration. The proposed project would develop two lots--Assessor's Block 6590, lots 39 and 40--in the Noe Valley neighborhood as two three story over garage buildings, after demolition of one single family home. Each building would contain three units and three parking spaces. The project site is in an RH-3 (residential, three family) District.
**(Proposed for Continuance to July 7, 1994)**

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. MINUTES -- Consideration for adoption--minutes from Regular Meeting of May 19, 1994.

D. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

4. 94.161C (PEARL)
42 - 29TH STREET (93294-3298 MISSION STREET), northwest corner; Lot 12 in Assessor's Block 6596 -- Request for authorization of Conditional Use under Section 781.5(a) of the Planning Code to establish a small self-service restaurant in an NC-3 (Moderate Scale Neighborhood Commercial) Zoning District and the Mission Street Fast-Food Subdistrict and a 40-X Height and Bulk District.

E. DIRECTOR'S REPORT

5. DIRECTOR'S ANNOUNCEMENTS

6. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

7. (LORD)
HUNTERS POINT NAVAL SHIPYARD. Informational presentation by Redevelopment Agency staff on four preliminary land use alternatives.

F. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

8. 92.639C (McDONALD)
333 TAYLOR STREET, northeast corner of Ellis and Taylor Streets, Lots 4, 4A, 4B and 5 in Assessor's Block 3241, known as Glide Memorial United Methodist Church - Request for authorization of a Conditional Use to allow a Planned Unit Development to construct 46 affordable dwelling units with exceptions from Planning Code requirements for rear yard depth, dwelling unit exposure, elimination of the parking requirement, exceeding a height of 40 feet in a residential district and exceeding 80 feet of height on Lots containing 24,131.25 square feet of area in an RC-4 (Residential-Commercial Combined, High Density) district with an 80-130-T Height and Bulk designation within the North of Market Residential Special Use District (NOMRSUD).
(Continued from Regular Meeting of May 19, 1994)
**NOTE: On May 19, 1994, after receiving public testimony, the Commission closed public hearing and passed a motion of intent to approve with conditions by a vote of +5 -0. Commissioners Levine and Prowler were absent. Final language to be considered June 2, 1994. Absent commissioners are to be provided with a copy of the hearing tape.**

9. 93.255C (PEARL)
1371 GRANT AVENUE, southwest corner of Green Street, Lot 1 in Assessor's Block 131 -- Request for authorization of Conditional Use under Section 722.41 of the Planning Code to expand an existing bar and to establish Other Entertainment (Dance Hall Keeper and Place of Entertainment Permits) in the North Beach Neighborhood Commercial Zoning District in a 40-X Height and Bulk District.
**NOTE: On May 26, 1994, after receiving public testimony, the Commission closed public hearing and passed a motion of intent to approve with conditions by a vote of +4 -0. Commissioners Boldridge, Fung and Lowenberg were absent. Final language to be considered June 2, 1994.**

**3:30 P.M.**

G. REGULAR CALENDAR

10. (CHIONG)
**NEMIZ PUBLIC HEARING**. A presentation on rezoning proposals for the Northeast Mission Industrial Zone (NEMIZ). The area is generally bounded by the Central Skyway, 20th, Potrero and Capp Streets; including a narrow tail along Harrison Street south to 23rd Street plus an extension to Valencia Street between 15th Street and the Skyway

11. 94.162C (HING)
3416-3418 BALBOA STREET, north side between 35th and 36th Avenues, Lot 14D in Assessor's Block 1578 (known as Chino's Taqueria). Conditional Use authorization to enlarge an existing small self-service restaurant to create a large

fast food restaurant (as defined by Section 790.90 of the Planning Code) within an NC-2 Small Scale Neighborhood Commercial District.

12. 93.181C (PEARL)
663-665 VALENCIA STREET, east side between Sycamore and 18th Streets, Lot 58 in Assessor's Block 3576 -- Request for authorization of Conditional Use under Section 726.48 of the Planning Code to establish Other Entertainment (Dance Hall Keeper and Place of Entertainment Permits) in the Valencia Street Neighborhood Commercial Zoning District in a 50-X Height and Bulk District.

13. 93.723C (PEARL)
45 FARALLONES STREET, south side between San Jose and Plymouth Avenues; Lot 53 in Assessor's Block 7108: -- Request for authorization of Conditional Use to convert a former church rectory (group housing, religious orders) to a residential care facility for up to 24 persons in 11 bedrooms under Section 209.3.(c) of the Planning Code in an RH-1 (House, One-Family) District in a 40-X Height and Bulk District.
(Continued from Regular Meeting of April 28, 1994)

## SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE **AT APPROXIMATELY 6:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 6:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION**

14. 94.006D (PASSMORE)
2366 - 48TH AVENUE, east side between Santiago and Taraval Streets, Lot 31 in Assessor's Block 2376 -- Request for Discretionary Review of building permit application No. 9307387 for a single story vertical addition to an existing two story single family dwelling in an RH-1 (House, One Family) District. The project proposes a single story vertical addition for a new building height of three stories or approximately 32 feet. The project also proposes facade alterations.
(Continued from the Regular Meeting of April 28, 1994)

15. 94.027D (PASSMORE)
2609 FILLMORE STREET, west side between Broadway Street and Pacific Avenue; Lot 2 in Assessor's Block 582 - Request for Discretionary Review of Building Permit Application No. 9320845 for the construction of a second and third level horizontal addition with roof decks to the rear of an existing three-story-over-garage single family dwelling, within an RM-1 Mixed Residential, Low Density) District. This project was approved by the Zoning Administrator under Variance case No. 94.027V on March 30, 1994.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

## ACCESSIBLE MEETING POLICY

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## NOTICE HUNTERS POINT NAVAL SHIPYARD WORKSHOP

On Thursday, June 2, 1994, the Mayor's Hunters Point Shipyard Citizens Advisory Committee, in cooperation with the Department of City Planning and the San Francisco Redevelopment Agency, is holding a public workshop on the preliminary alternatives for the reuse of the Hunters Point Naval Shipyard. There are currently four land use alternatives developed for public review and consideration. The public workshop will be held in the Community Room of the Southeast Community Center at 1800 Oakdale Avenue (at Phelps), from 6:00 to 8:00 p.m.

## NOTICE TREASURE ISLAND REUSE PLANNING WORKSHOP

A public workshop to initiate reuse planning for Treasure Island Naval Station will be held from 1 - 4:30 p.m. on Saturday, June 4th in Austin Hall, Building 461, Fleet Training Center, Naval Station Treasure Island. Bus tours of the island will be offered in the morning, leaving from the front of Building 1 at Treasure Island at 9:30 and 11 a.m. The Treasure Island museum will be open at 9 am on June 4th with continuous showings of videos on the 1939-40 Golden Gate Exposition at Treasure Island from 10:30 on. Registration applications for the workshop will be included with the Planning Commission agenda for May 26. For further information, call Treasure Island Planning Managers Alison Kendall and Lois Scott at 558-6290 or 558-6417.

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# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
JUNE 9, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**

1:30 P.M.

ROLL CALL: Commissioners Fung, Moran/Boldridge, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

1a. 93.688CV (PEARL)
**1607 McAllister Street, southwest corner of Divisadero Street; Lot 1 in Assessor's Block 1179**: -- Request for authorization of Conditional Use under Section 161.(j) of the Planning Code to reduce the residential off-street parking requirement for a new second dwelling unit in an NC-2 (Small-Scale Neighborhood Commercial) District in a 65-A Height and Bulk District.
**(Proposed for continuance to June 16, 1994)**

1b. 93.688CV
**1607 McAllister Street, southwest corner of Divisadero Street; Lot 1 in Assessor's Block 1179** in an NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 65-A Height and Bulk District.

**REAR YARD AND USABLE OPEN SPACE VARIANCE SOUGHT**: The proposal is to subdivide an existing two-story, eight-bedroom, single-family dwelling into two separate dwelling units (a three-bedroom unit on the second story and a five-bedroom unit on the third story) without the provision of required usable open space

and rear yard. The existing three-story structure is non-complying as to Planning Code rear yard and open space requirements.
Section 134.(a)(1) requires an open and unobstructed rear yard of 19.375 feet at the second story and above for the subject property. The existing rear yard is approximately 2-1/2 feet deep.
Section 135 of the Planning Code requires 100 square feet of private usable open space or 133 square feet of common usable open space for each dwelling unit in an NC-2 (Small-Scale Neighborhood Commercial) District. No usable open space, as defined in Sections 135.(f) or 135(g) of the Planning Code is provided on the subject property.
**(Proposed for continuance to June 16, 1994)**

2. 94.121C (HING)
1414 CASTRO STREET, west side between Jersey and 25th Street, Lot 02 in Assessor's Block 6539 (known as Purely Physical Fitness). Request for Conditional Use Authorization to establish a Personal Services (as defined under Section 790.116 of the Planning Code) on the second floor of an existing two story building in the 24th Street-Noe Valley Neighborhood Commercial District.
**(Proposed for continuance to June 16, 1994)**

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. MINUTES -- Consideration for adoption--minutes from Regular Meeting of May 26, 1994.

D. TIER III CASES Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

4. 815 LISBON STREET, informational presentation of Building Permit Application No. 9314957 proposing a third (3rd) story addition and horizontal/rear addition of 11'-9' to existing one (1) story over garage structure.

5. 2183-85 PACIFIC AVENUE, informational presentation of Building Permit application No. 9401541 proposing construction of a 2-car garage in the front setback with a 14' 4" curb cut.

E. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

6. 94.222C (ANDRADE)
1776 GREEN STREET, north side between Gough and Octavia Streets, Lot 6 in Assessor's Block 544 - Request for Conditional Use Authorization to amend a previous conditional use authorization by modifying a condition of approval contained in CPC Resolution No. 9020 for a non-conforming auto repair garage in an RH-2 (Two-Family) District.

F. DIRECTOR'S REPORT

7. DIRECTOR'S ANNOUNCEMENTS

8. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

G. REGULAR CALENDAR

9. (EDELIN)
Hearing to review various proposals for Charter changes related to the City Planning Commission and the Planning Department, and consideration of a resolution providing recommendations to the Advisory Committee on Charter Reform.
(Continued from Regular Meeting of May 26, 1994)

10. 92.329Z (ANDRADE)
2400 GEARY BOULEVARD, Lot 8 in Assessor's Block 1081, northwest corner of Geary Boulevard and Baker Street. Request for resolution to reclassify parcel zoning from RH-3 (House, Three Family) District to NC-3 (Moderate Scale, Neighborhood Commercial) District.

11. 93.742C (ANDRADE)
1 ROCKWAY AVENUE, (ST. BRENDAN'S CHURCH); Lots 1, 6, and 25 in Assessor's Block 2936B; west corner or Rockaway Avenue and Ulloa Street. Request for Conditional Use for a Planned Unit Development (PUD) to allow expansion of a church building in an RH-1(D) (House, One Family Detached) District.

**3:00 P.M.**

12. 94.227C (GREEN)
2239 MARKET STREET, south side between Sanchez and 16th Streets, Lot 2 in Assessor's Block 3559 - Request for Conditional Use Authorization to amend a previous Planning Commission authorization by modifying conditions of approval contained in Motion No. 10084 for an existing self service bakery restaurant in the Upper Market NCD.

13. 94.023C (HING)
1979 UNION STREET, south side between Laguna and Buchanan Streets, Lot 38 in Assessor's Block 542, known as Blue Light Cafe -- Request for Conditional Use Authorization to establish Other Entertainment (as defined by Section 790.38 of the Planning Code) within an existing restaurant and bar in the Union Street Neighborhood Commercial District.
(Continued from Regular Meeting of May 5, 1994

14. 92.711AC (MILLER)
2150 TENTH AVENUE, east side between Quintara Street and Mendosa Avenue, lot 6 in Assessor's Block 2208 - Request for authorization of a Conditional Use to permit a Subdivision of one lot into two new lots one of which would have fewer than 25 feet of width (maintained over enough of the depth of the lot to encompass the required minimum square footage therein) in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.

15. 92.711C (NISHIMURA)
3632-36 SACRAMENTO STREET, north side between Locust and Spruce Streets, Lot 9 in Assessor's Block 1011, Sacramento Street Neighborhood Commercial District. Request for authorization of conditional use to legalize the expansion of a Full Service Restaurant (defined in Planning Code Section 790.92) into the basement and rear residential cottage, and the addition of rear outdoor dining area pursuant to Planning Code Sections 724.24, 724.42, 178(c) and 303.
(Continued from Regular Meeting of April 28, 1994)

16. 94.044C (PAEZ)
906-908 BROADWAY, northside between Mason and Taylor Streets, Lots 9 and 10 in Assessor's Block 149 - Request for authorization of a Conditional Use and Certificate of Appropriateness pursuant to Section 209.3(g) and 1006 of the City Planning Code to establish a private elementary school in the former Our Lady of Guadalupe Church, City Landmark No. 204, after the installation of exterior disability access improvements and the seismic retrofit of the structure in an RM-2 (Residential, Mixed, Moderate Density) District with a 40-X Height and Bulk Designation.

6:30 P.M.

17. (LABRIE/BERGDOLL)
PRESENTATION/PUBLIC HEARING SOUTH BAYSHORE PLAN, staff presentation and public comment on the Proposal for Citizen Review for the South Bayshore Area Plan, including related amendments to the Planning Code. The plan generally covers the area south of Army Street and East of Rt.101. No action will be considered by the Planning Commission until environmental review is complete.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

**ACCESSIBLE MEETING POLICY**

**Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points around the perimeter of City Hall. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.**

CPC: 060994

***NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.***

***NOTE: Items listed on this calendar will not be heard before the stated time.***

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# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
JUNE 16, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**



1:30 P.M.

ROLL CALL: Commissioners Fung, Moran/Boldridge, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

1. 93.179E (ROOS)
600 VAN NESS - Mixed Use Development - Appeal of Preliminary Negative Declaration. Assessor's Block 763, lots 6, 7, 8 & 9. Demolition of three buildings. Construction of a mixed use development including about 144 dwelling units for seniors in a thirteen story, 130-foot tall building. There would be a large fast food restaurant on the ground floor with a drive-through facility below grade that would have vehicular access from Golden Gate Avenue. There would be a 167 vehicle parking garage below grade and on the second, third and fourth levels. Two on-site freight loading docks would be located on Elm Street. On the ground floor there would be about 9,600 gross square feet of retail space including two restaurants and about 4,100 gross sq. ft. of clinic space. The project site currently contains a McDonald's restaurant and parking lot and two one-story office/retail buildings. The project sponsor has applied for Conditional Use authorization as a Planned Unit Development.
(Proposed for Continuance to July 21, 1994)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. MINUTES -- Consideration for adoption--minutes from Regular Meeting of June 2, 1994.

D. DIRECTOR'S REPORT

3. DIRECTOR'S ANNOUNCEMENTS

4. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

E. REGULAR CALENDAR

5. 93.661E (ROOS)
226 ONEIDA AVENUE, between Delano and Otsego Avenues. Appeal of Preliminary Negative Declaration. Assessor's Block 6951, Lots 8B and 9D. The project would consist of demolition of a one-story-above-garage residence for access to four one-story-above-garage residences to be constructed on an interior lot. Four dwelling units and eight parking spaces are proposed. Each three-bedroom dwelling unit would be about 2,000 sq.ft. in area. The project requires a Variance.
(Continued from Regular Meeting of May 5, 1994)

6. 93.661D (COLEMAN/PASSMORE)
226 ONEIDA AVENUE, between Delano and Otsego Avenues. Request for Discretionary Review - Assessor's Block 6951, Lots 8B and 9D. The project would consist of demolition of a one-story-above-garage residence for access to four one-story-above-garage residences to be constructed on an interior lot. Four dwelling

units and eight parking spaces are proposed. Each three-bedroom dwelling unit would be about 2,000 sq.ft. in area. The project requires a Variance.

7a. 93.688CV (PEARL)
**1607 McAllister Street, southwest corner of Divisadero Street; Lot 1 in Assessor's Block 1179**: -- Request for authorization of Conditional Use under Section 161.(j) of the Planning Code to reduce the residential off-street parking requirement for a new second dwelling unit in an NC-2 (Small-Scale Neighborhood Commercial) District in a 65-A Height and Bulk District.

7b. 93.688CV
**1607 McAllister Street, southwest corner of Divisadero Street; Lot 1 in Assessor's Block 1179** in an NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 65-A Height and Bulk District.

**REAR YARD AND USABLE OPEN SPACE VARIANCE SOUGHT**: The proposal is to subdivide an existing two-story, eight-bedroom, single-family dwelling into two separate dwelling units (a three-bedroom unit on the second story and a five-bedroom unit on the third story) without the provision of required usable open space and rear yard. The existing three-story structure is non-complying as to Planning Code rear yard and open space requirements.
Section 134.(a)(1) requires an open and unobstructed rear yard of 19.375 feet at the second story and above for the subject property. The existing rear yard is approximately 2-1/2 feet deep.
Section 135 of the Planning Code requires 100 square feet of private usable open space or 133 square feet of common usable open space for each dwelling unit in an NC-2 (Small-Scale Neighborhood Commercial) District. No usable open space, as defined in Sections 135.(f) or 135(g) of the Planning Code is provided on the subject property.
(Continued from Regular Meeting of June 9, 1994)

8. 93.703C (PEARL)
45 CHENERY STREET, east side between 30th and Randall Streets; Lots 67 through 70 in Assessor's Block 6657 - Request for authorization of Conditional Use under Section 209.1(g) of the Planning Code to establish a fifth dwelling unit in an RH-2 (House, Two-Family) Zoning District and a 40-X Height and Bulk District.

9. 94.121C (HING)
1414 CASTRO STREET, west side between Jersey and 25th Street, Lot 02 in Assessor's Block 6539 (known as Purely Physical Fitness). Request for Conditional Use Authorization to establish a Fitness Center (defined as a Personal Services) under Section 790.116 of the Planning Code) on the second floor of an existing two story building in the 24th Street-Noe Valley Neighborhood Commercial District.
(Continued from Regular Meeting of June 9, 1994)

10. 94.068C (PAEZ)
50 GUY PLACE, between First and Essex Streets, lot 55 in Assessor's Block 3749 - Request for authorization of a Conditional Use, pursuant to Section 249.1 of the City

Planning Code, to permit the construction of an eight dwelling-unit five-story residential structure on a vacant lot of 3537 square-feet in an M-1 (Light-Industrial) District within the Residential Subdistrict of the Rincon Hill Special Use District with an 84-R Height and Bulk Designation.

4:30 P.M.

11. (HERRERA/MONTANA)
HOUSING WORKSHOP ON RESIDENCE ELEMENT ANNUAL EVALUATION REPORT FOR 1993, This report monitors housing production to needs, reviews program implementation, and examines housing policy implementations. Non-profit and market rate housing providers have been invited to address key housing production questions. The focus will be on recommendations and strategies to facilitate housing production.

**SPECIAL DISCRETIONARY REVIEW HEARING**

**NOTICE AT APPROXIMATELY 6:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 6:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M ., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION**

12. 87.582DD (NISHIMURA)
1260 TWIN PEAKS BOULEVARD, north side between Portola and Panorama Drives, Lot 19 in Assessor's Block 2821 - Staff initiated Discretionary Review of Building Permit Application No. 9402147, a proposal to construct a three-story single-family dwelling with a two-car garage in an RH-1 (Residential, House, One-Family) district and 40-X Height and Bulk District.

Adjournment

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CPC: 061694

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# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING



THURSDAY
JUNE 23, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**

1:30 P.M.

ROLL CALL: Commissioners Fung, Moran/Boldridge, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

1. 87.758Q (BASH)
1920 JEFFERSON STREET, between Broderick and Divisadero Streets former Lot 7 in Assessor's Block 911 - Request to Modify Condominium Conversion Conditions of Approval Requiring Either Sale of a Unit at a Moderate Income Sale Price Not Exceeding $95,520, or Payment of a $53,688 In-Lieu to City's Housing Development Fund.
(Proposed for Continuance to July 28, 1994)

2. 94.106C (NIXON)
630-636 VAN NESS AVENUE AND 625-661 TURK STREET (aka 650 Van Ness Avenue), east side of Van Ness Avenue between Elm and Turk Streets and south side of Turk Street between Polk Street and Van Ness Avenue, Lots 10, 11, 13, 14, 15 in Assessor's Block 763 - Request for Conditional Use to amend a previous Planned Unit Development (PUD) authorization by modifying existing conditions of approval relating to time limits for obtaining a building permit as authorized by Motions Nos. 13074 and 13490. The project site is in an RC-4 (Residential-Commercial, Combined, High Density) District and the Van Ness Avenue Special Use District. The approved projects include a 33 space parking lot and a 13-story,

222 dwelling unit building with 7,500 square feet of retail use and 228 parking spaces.
(Proposed for Continuance to July 14, 1994)

3. (HORTON)
RESIDENTIAL DESIGN GUIDELINES, REVISIONS, public hearing and consideration of a motion revising the Residential Design Guidelines to make them applicable to residential zoning controls.
(Proposed for Continuance to July 14, 1994)

4. 93.537E (McCORMICK)
2299 MARKET STREET (THE LIFE CENTER) - **Appeal of Preliminary Negative Declaration**, southeast corner of Noe and 16th Streets at Market Street, Lot 91 in Assessor's Block 3564, former site of a Trinity Methodist Church. Construct a five story, approximately 35,000 gross square foot structure, with one below grade level, at the former site of the Trinity Methodist Church. The project would contain space for a variety of non-profit AIDS/HIV service providers, assembly space for church and non-church activities, and non-profit and for-profit retail space. There would be a total of approximately 20,800 net rentable floor space. Remaining gross building area would be devoted to building core/circulation and mechanical space. No parking would be provided.
(Proposed for Continuance to July 14, 1994)

5. 94.204C (ANDRADE)
36 MONTEREY BOULEVARD, Lots 5 in Assessor's Block 6768; north side in block intersecting at Monterey Boulevard and Joost Avenue; Request for conditional use to allow automobile repair in an NC-2 (Small Scale Neighborhood Commercial) District.
(Proposed for Continuance to July 14, 1994)

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

6. MINUTES -- Consideration for adoption--minutes from Regular Meeting of June 9, 1994.

D. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

7. 815 LISBON STREET, informational presentation of Building Permit Application No. 9314957 proposing a third (3rd) story addition and horizontal/rear addition of 11'-9' to existing one (1) story over garage structure.
(Continued from Regular Meeting of June 9, 1994)

8. 1911 SACRAMENTO STREET, informational presentation of Building Permit Application Nos. 9401677 and 9401678 proposing a new garage addition adjacent to an existing two-family dwelling. The proposed garage door is 13 feet wide when the Neighborhood Conservation Interim Controls (NCIC) will only permit a 12 foot wide door.

9. 1505 LA SALLE AVENUE, informational presentation of Building Permit Application No. 9406100 proposing construction of a deck at the rear of the building.

E. DIRECTOR'S REPORT

10. (KENDALL/SCOTT)
REPORT ON JUNE 4 TREASURE ISLAND REUSE PLANNING WORKSHOP, Treasure Island Planning Managers Alison Kendall and Lois Scott will present a brief report on The June 4 Treasure Island Reuse Planning Workshop and next steps in The Planning Process.

11. DIRECTOR'S ANNOUNCEMENTS

12. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

F. REGULAR CALENDAR

13. 93.546E PUBLIC HEARING CLOSED (BOOS)
SAN FRANCISCO COURTS BUILDING - EIR CERTIFICATION , 400 McAllister Street, 450, 456 and 460 McAllister Street, 401 Polk Street; Assessor's Block 766, Lot 2, 3, 4 and 5. Certification of final EIR. Construction of a six-story-plus-basement, approximately 80-foot-tall Courts Building after elimination of an existing 65-space parking lot and demolition of three existing buildings: the six-story City Hall Annex at 450 McAllister Street, the two-story Society of California Pioneers building at 456 McAllister Street, and a one-story City office building at 460 McAllister Street. The Courts Building would contain approximately 240 square feet of building area (including up to about 50 parking spaces) on the south half of the block bounded by McAllister and Polk Streets and Golden Gate and Van Ness Avenues.

14. 93.546RZV (MONTANA)
San Francisco Civil Courthouse Combined City Planning Commission and Zoning Administrator Public Hearing on Applications for Reclassification, Zoning Variance,

Master Plan Referral, uncodified ordinance reducing fees for Planning Department review of the proposed project, and Landmark Preservation Advisory Board actions, under Section 101.1 (Prop. M) review, for demolition of 450 McAllister Street building.

93.546RZ
SAN FRANCISCO CIVIL COURTHOUSE, 400, 450, 456 and 460 McAllister Street; Lots 2,3,4 and 5 of Assessor's Block 766; Lots 4 and 5 zoned C-2 (Community Business) District and Lots 2 and 3 zoned P (Public) District: Request for Master Plan Referral to Determine Consistency with the City's Master Plan for public acquisition of 456 McAllister Street property, for demolition of public property, for partial vacation of underground portions of Redwood, Polk and McAllister Streets, and for construction of a City civil courts building; Request for reclassification of the Planning Code amending the Zoning Map to rezone two properties from C-2 (Community Business) to P (Public) use district and to rezone four properties from 70-X to 80-X height and bulk district; Consideration of request for reduction of fees for project review; consideration of Landmarks Board review of demolition of 450 McAllister Street building under Section 101.1 of the Planning Code.

15. 93.546V
SAN FRANCISCO CIVIL COURTHOUSE, 400, 450, 456 and 460 McAllister Street; Lots 2,3,4 and 5 of Assessor's Block 766; Lots 4 and 5 zoned C-2 (Community Business) District and Lots 2 and 3 zoned P (Public) District: OFF-STREET PARKING, FREIGHT LOADING, BICYCLE PARKING AND ROOFTOP ENCLOSURE VARIANCES SOUGHT: The City and County of San Francisco wishes to demolish three existing structures and one 65 space parking lot to construct a new six story with one basement level 80 foot tall San Francisco civil courts building with 32 private subsurface parking spaces.

FOUR (4) VARIANCES SOUGHT: (1) Off-Street Parking--Section 151 of the Planning Code requires 483 off-street parking spaces for the proposed project. Because of security and space concerns, the project would provide only 32 secured spaces, none of which would be available to the public. The Project Sponsor requests relief from 451 off-street parking spaces; (2) Length of Freight Loading Spaces--The Project Sponsor requests a variance from the minimum length requirement for freight loading spaces. Section 154 of the Planning Code requires two off-street freight loading spaces with a minimum length of 25 feet for the first and 35 feet for the second. The Project would provide two spaces which are approximately 22 feet long; (3) Bicycle Parking--Section 155 (j) of the Planning Code requires 24 bicycle parking spaces for the proposed project. Because of security and space concerns, the Project Sponsor proposes to provide 15 secured bicycle spaces within the building, none of which would be available to the public; and (4) Rooftop Enclosure--Section 260(b) of the Planning Code allows certain screened mechanical rooftop elements to exceed the Height District limitation, provided that these screened elements do not exceed 20 percent of the horizontal roof area. The Project Sponsor wishes to screen all of the mechanical elements from view from the Civic Center Plaza and therefore must enclose 33 percent of the rooftop area, exceeding the Code limit by 13 percent.

**3:30 P.M.**

16a. 94.164CV (NISHIMURA)
3769-24TH STREET, south side between Chattanooga and Church Streets, Lot 23 in Assessor's Block 6510 - Request for Conditional Use Authorization to eliminate one off-street parking space in order to expand a ground story retail space, an Other Retail Sales and Services use, in the 24th Street - Noe Valley Neighborhood Commercial District (NCD), pursuant to Planning Code Sections 161(j) and 303. The proposed ground story retail space is also subject to the Variance procedures of Planning Code Section 305 for the rear yard requirement in the 24th Street - Noe Valley NCD.

16b. 94.164CV (NISHIMURA)
3769-24TH STREET, south side between Chattanooga and Church Streets, Lot 23 in Assessor's Block 6510 - Application for a Variance from the rear yard requirement in order to expand a ground story retail space to the rear yard property line in the 24th Street-Noe Valley NCD. The subject property has one upper story dwelling unit which rear yard and usable open space is proposed to be provided as a deck on the roof of the proposed ground story extension.

17. 94.006D (PASSMORE)
2366 - 48TH AVENUE, east side between Santiago and Taraval Streets, Lot 31 in Assessor's Block 2376 -- Request for Discretionary Review of building permit application No. 9307387 for a single story vertical addition to an existing two story single family dwelling in an RH-1 (House, One Family) District. The project proposes a single story vertical addition for a new building height of three stories or approximately 32 feet. The project also proposes facade alterations.
(Continued from the Regular Meeting of June 2, 1994)

18. 94.043D (PASSMORE)
1623 - 37TH AVENUE, west side between Lawton and Moraga Streets, Lot 2A in Assessor's Block 1906 -- Request for Discretionary Review of building permit application No. 9321917 for a two story rear horizontal addition to a single family dwelling in an RH-1 (House, One Family) District.
(Continued from Regular Meeting of April 21, 1994)

**5:30 P.M.**

19. 92.288ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS, public hearing and consideration of a resolution adopting Residential Conservation Controls as permanent controls, and presentation of refinement and modification to Department of City Planning proposed alternative to Residential Conservation Controls--Residential Code Amendments (RCA) as introduced on March 24, 1994.
(Continued from Regular Meeting of March 24, 1994

6:30 P.M.

20. 92.531E (SAHM)
BAYSIDE DISCHARGE ALTERNATIVES - DRAFT ENVIRONMENTAL IMPACT REPORT, The Draft EIR analyzes five alternative ways to eliminate discharges of treated wastewater effluent from Islais Creek. The present discharge to Islais Creek violates Cease and Desist Order No. 91-153 issued by the Regional Water Quality Control Board. The alternatives include (1) construction of a new outfall 9,200 feet out in San Francisco Bay; (2) construction of a force main across the southern part of the City to connect with the existing Southwest Ocean Outfall (SWOO) for discharge to the Pacific Ocean; (3) construction of a large sewer transport structure using tunnelling techniques across the southern half of the City for discharge of both the treated effluent that now goes to Islais Creek and some of the treated sewage effluent that goes to the Bay into the SWOO for discharge to the Ocean; (4) construction of a larger sewer transport tunnel across the southern half of the City and a force main from the North Point Treatment Plant to this transport tunnel to carry both the discharges that now go to Islais Creek and all of the discharges of treated sewage that now go to the Bay into the SWOO for discharge to the Ocean; and (5) construction of a new, advanced treatment plant that would provide treatment permitting either discharge at any location or reuse/export for irrigation use.

Adjournment

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CPC: 062394

## ACCESSIBLE MEETING POLICY

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City and County of San Francisco
The Planning Department

1660 Mission Street
San Francisco, CA 94103-2414



# NOTICE OF CANCELLATION

**CITY AND COUNTY OF SAN FRANCISCO**
**PLANNING COMMISSION**
REGULAR MEETING
THURSDAY
JUNE 30, 1994

**NOTICE IS HEREBY GIVEN** that the Regular Meeting of the San Francisco City Planning Commission for Thursday, June 30, 1994 has been canceled. The next Regular Meeting of the City Planning Commission will be held on Thursday, July 7, 1994.

Linda Avery
Commission Secretary



ADMINISTRATION (415) 558-6414
CITY PLANNING COMMISSION (415) 558-6414
PLANS AND PROGRAMS (415) 558-6264
IMPLEMENTATION/ZONING (415) 558-6377

FAX: 558-6409
FAX: 558-6424

***NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.***

***NOTE: Items listed on this calendar will not be heard before the stated time.***

***NOTE: Although not required, Speaker Cards will be available at all Hearings. For your convenience, they can be picked up in advance of the Hearing from the Department of City Planning Reception Counter, 1660 Mission Street, 5th Floor.***

***NOTE: All original submittals must be accompanied by 12 copies and be received at the Department of City Planning Reception Counter, 1660 Mission St., 5th Floor, no later than 10:00 a.m. the Thursday (one week) prior to the scheduled public hearing. Please bring material that does not meet submittal deadline to the scheduled public hearing.***

# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
JULY 7, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**

1:30 P.M.

ROLL CALL: Commissioners Fung, Moran/Boldridge, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

94.212DX, 94.272DX (BADINER)

1. 450 POWELL STREET (SIR FRANCIS DRAKE HOTEL), southeast corner of Powell and Sutter Streets, Lot 8 in Assessor's Block 296 - Discretionary Review and Section 309 Review of Building Permit Application Nos. 9322367 and 9402528 for the renovation of ground floor storefronts of a Category I Preservation Building in the C-3-R (Downtown Commercial, Retail) District, an 80-130F Height and Bulk District, and the Kearny-Market-Mason Sutter Conservation District. (Proposed for Continuance to July 21, 1994)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the

Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. MINUTES -- Consideration for adoption--minutes from Regular Meetings of June 16, and June 23, 1994.

D. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

3. 215 COTTER STREET, informational presentation of Building Permit Application No. 9322174 proposing construction of a two-story over garage single-family dwelling on a vacant lot.

E. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

4. 94.232H (MARSH/BADINER)
647-649 MISSION STREET, east side between New Montgomery and Third Streets, lot 29 in Assessor's Block 3722 - Request for a Permit to Alter a Category I Preservation Building to add a vertical blade sign to the Veronica Building at 647-649 Mission Street, located within the C-3-0 (Downtown Commercial) District and a 350-S Height and Bulk District.

F. DIRECTOR'S REPORT

5. DIRECTOR'S ANNOUNCEMENTS

6. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

G. CONSIDERATION OF FINDINGS AND FINAL - PUBLIC HEARING CLOSED

7. 93.255C (PEARL)
1371 GRANT AVENUE, southwest corner of Green Street, Lot 1 in Assessor's Block 131 -- Request for authorization of Conditional Use under Section 722.41 of the Planning Code to expand an existing bar and to establish Other Entertainment (Dance Hall Keeper and Place of Entertainment Permits) in the North Beach Neighborhood Commercial Zoning District in a 40-X Height and Bulk District.
**NOTE: On May 26, 1994, after receiving public testimony, the Commission closed public hearing and passed a motion of intent to approve with conditions by a vote of +4 -0. Commissioners Boldridge, Fung and Lowenberg were absent. Final language to be considered June 2, 1994.**

H. REGULAR CALENDAR

8. 94.089E (PARKER)
555-557 - 27TH STREET, Appeal of a Preliminary Negative Declaration. The proposed project would develop two lots at 555 and 557 27th Street (Assessor's Block 6590, lots 39 and 40) in the Noe Valley neighborhood as two three-story over garage buildings, after demolition of one single family home. Each building would contain three units and three parking spaces. The project site is in an RH-3 (Residential, Three Family) District.

9. 87.791L (MARSH)
SAN FRANCISCO CIVIC CENTER HISTORIC DISTRICT, Consideration of the Landmarks Preservation Advisory Board recommendation that the area known as San Francisco Civic Center be designated as an Historic District pursuant to Article 10 of the City Planning Code. The area is generally bounded by Golden Gate Avenue to the north, Franklin Street to the west, Jones Street to the east and Market Street to the south. The proposal encompasses the following addresses: 170 Fell Street, 50 Fulton Street, 455 Golden Gate Avenue, 29-195 Grove Street, 45 Hyde Street, 50 Ivy/Lech Walesa Street, 100-320 Larkin Street, 1170-1298 Market Street, 77-580 McAllister Street, 401 Polk Street, 1-50 United Nations Plaza, 135-524 Van Ness Avenue. The Historic District includes the following lots and blocks: being Lot 8 in Assessor's Block 347, Lots 22, 32, 33, 35, 37, 50 and 51 in Assessor's Block 351, Lot 1 in Assessor's Block 353, Lots 3, 4, 11, 12, 15 in Assessor's Block 355, Lot 1 in Assessor's Block 354, Lots 5, 6, 7, 8, 9, 10 in Assessor's Block 355, Lots 2 and 3 in Assessor's Block 765, Lots 2, 3, 4, 5, 6 and 8 in Assessor's Block 766, Lot 8 and the remainder of Assessor's Block 767, Lot 1 in Assessor's Block 786, Lot 1 in Assessor's Block 787, all of Assessor's Block 810, Lots 1, 16, 18, 19, 20 and 21 in Assessor's Block 811 and Lot 1 in Assessor's Block 815.
(Continued from Regular Meeting of May 12, 1994)

10. (MONTANA)
CIVIC CENTER PLAN AND DEVELOPMENT PROGRAM, Administrative Draft for Citizen Review; Informational Presentation of an administrative draft of a comprehensive plan and development program for the Civic Center and its adjacent neighborhoods including the Mid-Market Street, South Van Ness Avenue, Hayes

Valley and North of Market neighborhoods. The presentation will focus on the 12-block "core area" of the Civic Center which is the subject of the proposed Civic Center Historic District.

**4:OO P.M.**

11. 93.272C (NISHIMURA)
1100 SANCHEZ STREET, southwest corner of 24th Street, Lot 1 in Assessor's Block 6508. Request for Conditional Use Authorization to legalize the conversion of a second story dwelling unit to a Medical Service or a Business or Professional Service office in the 24th Street - Noe Valley Neighborhood Commercial District, 40-X Height and Bulk District, pursuant to Planning Code Sections 179(f) and 728.38. (Continued from Regular Meeting of May 5, 1994)

12. 90.035EZC (NIXON)
750 CALIFORNIA STREET, north side and 855 Sacramento Street, south side between Grant Avenue and Stockton street, Lots 7, 10 and 27 in Assessor's Block 242 - Request for conditional use authorization to amend a previously approved Planned Unit Development by modifying an existing condition of approval relating to time limits for obtaining a building permit (three years) as set forth in Exhibit A of Motion No. 13063 in the CRNC (Chinatown Residential Neighborhood Commercial) District.

13. 94.220C (HING)
890 GENEVA AVENUE, southwest corner at Mission; lot 04 in Assessor's Block 7030 - Request for Conditional Use authorization to establish a Large Fast Food Restaurant (Popeye's Chicken) as defined under Section 790.90 of the Planning Code, in an NC-3 (Moderate Scale Neighborhood Commercial) District.

14. 94.195C (PEARL)
827 VIENNA STREET, south side between Italy and Amazon Streets; Lot 15 in Assessor's Block 6354: -- Request for authorization of Conditional Use under Section 209.3.(j) of the Planning Code to establish accessory office space for an adjacent religious institution in an RH-1 (House, One-Family) Zoning District and a 40-X Height and Bulk District.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 070794

## ACCESSIBLE MEETING POLICY

Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points around the perimeter of City Hall. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

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# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
JULY 14, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**

1:30 P.M.

ROLL CALL: Commissioners Adams, Fung, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

1. 93.508C (HING)
PIER 7-1/2, THE EMBARCADERO, between Broadway and Vallejo Streets -- Request for Conditional Use Authorization to allow expansion of an existing full service restaurant, demolition and replacement of an adjacent pier for outdoor dining/seating and public access and reduce the off-street parking requirement within an M-1 (Light Industrial) District and Northern Waterfront Special Use District No. 1.
(Proposed for Continuance to August 11, 1994)

2. (CHIONG)
**NEMIZ PUBLIC HEARING**. status report on rezoning proposals for the Northeast Mission Industrial Zone (NEMIZ). The area is generally bounded by the Central Skyway, 20th, Potrero and Capp Streets; including a narrow tail along Harrison Street south to 23rd Street plus an extension to Valencia Street between 15th Street and the Skyway
(Proposed for Continuance to July 28, 1994)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

3. 834 BAY STREET, informational presentation of Building Permit Application No. 9407463 proposing an addition of a new penthouse at the roof level of the existing structure consisting of approximately 370 square feet of new floor area.

4. 456-25th AVENUE, east side between Geary Boulevard and Clement Street, Lot 31 in Assessor's Block 1456, RM-1 (Residential, Mixed, Low Density) District. Informational presentation of Demolition Permit Application No. 9407791 and Building Permit Application No. 9407793 proposing demolition of an existing two-story single family dwelling and construction of a new three-story three-unit residential building within an area previously designated for reclassification to RH-2. The three-story structure would extend to a depth of 90 feet measured from the front property line, leaving a 30-feet deep rear yard, and would not exceed the avarage height or depth of the two adjacent buildings.

E. DIRECTOR'S REPORT

5. DIRECTOR'S ANNOUNCEMENTS

6. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

F. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

7. 93.703C (PEARL)
45 CHENERY STREET, east side between 30th and Randall Streets; Lots 67 through 70 in Assessor's Block 6657 - Request for authorization of Conditional Use under Section 209.1(g) of the Planning Code to establish a fifth dwelling unit in an RH-2 (House, Two-Family) Zoning District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of June 16, 1994)
**NOTE: ON JUNE 16, 1994, AFTER RECEIVING TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE 4-0. ABSENT COMMISSIONERS TO RECEIVE COPY OF A TAPE. COMMISSIONERS LOWENBERG, LEVINE AND MARTIN WERE ABSENT.**

8. 93.255C (PEARL)
1371 GRANT AVENUE, southwest corner of Green Street, Lot 1 in Assessor's Block 131 -- Request for authorization of Conditional Use under Section 722.41 of the Planning Code to expand an existing bar and to establish Other Entertainment (Dance Hall Keeper and Place of Entertainment Permits) in the North Beach Neighborhood Commercial Zoning District in a 40-X Height and Bulk District.
**NOTE: On May 26, 1994, after receiving public testimony, the Commission closed public hearing and passed a motion of intent to approve with conditions by a vote of +4 -0. Commissioners Boldridge, Fung and Lowenberg were absent.**

**On July 7, 1994, the Commission, upon reopening the public hearing and following receipt of testimonyand the rescintion of their prior action, closed the hearing and passed a motion of intent to approved with conditions by a vote of 4-0. Commissioners Levine and Martin were absent. Commissioner Adams excused.**

**3:00 P.M.**

G. REGULAR CALENDAR

9. 93.723C (PEARL)
45 FARALLONES STREET, south side between San Jose and Plymouth Avenues; Lot 53 in Assessor's Block 7108: -- Request for authorization of Conditional Use to convert a former church rectory (group housing, religious orders) to a residential care facility for up to 24 persons in 11 bedrooms under Section 209.3.(c) of the Planning Code in an RH-1 (House, One-Family) District in a 40-X Height and Bulk District.
(Continued from Regular Meeting of June 2, 1994)

10. 93.537E (McCORMICK)
2299 MARKET STREET (THE LIFE CENTER) - **Appeal of Preliminary Negative Declaration**, southeast corner of Noe and 16th Streets at Market Street, Lot 91 in Assessor's Block 3564, former site of a Trinity Methodist Church. Construct a five story, approximately 35,000 gross square foot structure, with one below grade level, at the former site of the Trinity Methodist Church. The project would contain space

for a variety of non-profit AIDS/HIV service providers, assembly space for church and non-church activities, and non-profit and for-profit retail space. There would be a total of approximately 20,800 net rentable floor space. Remaining gross building area would be devoted to building core/circulation and mechanical space. No parking would be provided.
(Continued from Regular Meeting of June 23, 1994)

11a. 93.537CV (GREEN)
2299 MARKET STREET, southeast corner of 16th and Noe Streets, Lot 91 in Assessor's Block 3564 - Request for conditional use authorization to establish non-profit health related activities defined as OTHER INSTITUTION, LARGE (Section 790.50) by the Planning Code, above the ground floor within a proposed four story above basement building to be constructed within the UPPER MARKET Neighborhood Commercial District. The proposed project also requires a Variance to exceed the allowable Floor Area Ratio and seek relief from the off-street parking requirements.

11b. 93.537CV (GREEN)
2299 MARKET STREET, southeast corner of 16th and Noe Streets, Lot 91 in Assessor's Block 3564 in an Upper Market (Neighborhood Commercial) Zoning District and a 50X Height and Bulk District.

**PARKING AND FLOOR AREA RATIO VARIANCE SOUGHT**: The City Planning Code requires parking for the proposed activities in the amount of one space per 500 sq. ft. of occupied floor area. This would required the project to provide 42 parking spaces. Because no off-street parking is proposed by the project sponsor, the project does not satisfy the Code requirement for off-street parking spaces, and a variance is required.

The subject site is approximately 7,250 sq. ft. in size. The Upper Market Neighborhood Commercial District allows a maximum floor area ratio of 3.0 to 1.0 which would permit a building approximately 21,750 sq. ft. (gross) in size. The proposed project includes a building approximately 35,000 sq. ft. (gross) in size. Therefore, the project exceeds the allowable floor area ratio and a Variance is required.

12a. 94.240ECV (MCDONALD)
1171-85 MISSION STREET, southeast corner at 8th Street, Lobs 109, 117, 118 and 134 in Assessor's Block 3727 - Request for Authorization of Conditional Use to permit a 30-bed homeless women's shelter, 30-beds of group housing and a social service center with clothing and furniture distribution facilities in an SLR (Service/Light Industrial/Residential) Mixed Use District with a 65-X height and bulk designation.

12b. 94.240CV (MCDONALD)
1171-1185 MISSION STREET, southeast corner at 8th Street; Lots 109, 117, 118 and 134 in Assessor's Block 3727 in an SLR (Service/Light Industrial/Residential) Mixed Use District and a 65-X Height and Bulk District.

**PARKING VARIANCE SOUGHT:** The proposal is to convert several retail uses to a facility containing a 30-bed homeless women's shelter, 30 beds of group housing for women, a related social services center and related clothing and furniture distribution centers. The existing structures are non-complying in the number of parking spaces provided.

A total of 33 spaces are required for the uses proposed. The Project proposes to provide 8 of these spaces.

13. 92.491C (NIXON)
2695 TAYLOR STREET, southwest corner at Beach Street, Lot 1 in Assessor's Block 22 - Request for conditional use to create a automobile parking garage open to the public pursuant to Planning Code Section 223(n) and for parking exceeding the required amount pursuant to Section 240.2(d) in an C-2 (Community Business) District, the Northern Waterfront Special Use District No.2 and a 40-X Height and Bulk District.

14. 94.106C (NIXON)
630-636 VAN NESS AVENUE AND 625-661 TURK STREET (aka 650 Van Ness Avenue), east side of Van Ness Avenue between Elm and Turk Streets and south side of Turk Street between Polk Street and Van Ness Avenue, Lots 10, 11, 13, 14, 15 in Assessor's Block 763 - Request for Conditional Use to amend a previous Planned Unit Development (PUD) authorization by modifying existing conditions of approval relating to time limits for obtaining a building permit as authorized by Motions Nos. 13074 and 13490. The project site is in an RC-4 (Residential-Commercial, Combined, High Density) District and the Van Ness Avenue Special Use District. The approved projects include a 33 space parking lot and a 13-story, 222 dwelling unit building with 7,500 square feet of retail use and 228 parking spaces.
(Continued from Regular Meeting of June 23, 1994)

15. 94.204C (ANDRADE)
36 MONTEREY BOULEVARD, Lots 5 in Assessor's Block 6768; north side in block intersecting at Monterey Boulevard and Joost Avenue; Request for conditional use to allow automobile repair in an NC-2 (Small Scale Neighborhood Commercial) District.
(Continued from Regular Meeting of June 23, 1994)

## SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE **AT APPROXIMATELY 6:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 6:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 6:30 P.M ., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION**

16. 92.622DE (PASSMORE/CHAVIS)
895 EGBERT AVENUE, south side between Earl and Donahue Streets Lot 25 in Assessor's Block 4918 - Request for Discretionary Review of building permit application No. 9405424 to construct a 30,000 square foot one-story building to house an existing recycling and transfer facility.

17. 92.395DE (PASSMORE/CHAVIS)
1313 ARMSTRONG AVENUE, south west corner of Hawes and Armstrong Avenue, Lot 17 in Assessor's Block 4851 - Request for Discretionary Review of Building Permit Application No. 9305166 to construct a 34,590 square foot building to enclose an existing solid waste transfer facility.

18. 93.641DE (PASSMORE/CHAVIS)
1390 WALLACE AVENUE, near Ingalls Street, Lot 17 in Assessor's Block 4827 - Request for Discretionary Review of Building Permit application No. 9320866 to change the use of the existing building from storage to the processing and sorting of construction debris. The proposal would include the installation of a roll-up door for vehicle entry.

19. 94.006D (PASSMORE)
251-53 RIPLEY STREET, Lot 8 in Assessor's Block 554 - Request for Discretionary Review of Building Permit Application No. 9404217 for construction of a new 2 family dwelling.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 071494

**ACCESSIBLE MEETING POLICY**

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# ADDENDUM

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 14, 1994
ROOM 282, CITY HALL
1:30 P.M.

**1:30 P.M.**

E. **DIRECTOR'S REPORT**

92.531E: **BAYSIDE DISCHARGE ALTERNATIVES** DEIR analyzes 5 alternatives ways to eliminate discharge of treated wastewater effluent from Islais Creek. Consideration of a futher extension of public comment period from July 22 to close of business on August 5, 1994, totalling 31 additional days of public comment, pursuant to a request from the Board of Supervisors.

*NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.*

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*NOTE: All original submittals must be accompanied by 12 copies and be received at the Department of City Planning Reception Counter, 1660 Mission St., 5th Floor, no later than 10:00 a.m. the Thursday (one week) prior to the scheduled public hearing. Please bring material that does not meet submittal deadline to the scheduled public hearing.*

# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
JULY 21, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**



1:30 P.M.

ROLL CALL: Commissioners Adams, Fung, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

1. 93.179E (ROOS)
600 VAN NESS - Mixed Use Development - Appeal of Preliminary Negative Declaration. Assessor's Block 763, lots 6, 7, 8 & 9. Demolition of three buildings. Construction of a mixed use development including about 144 dwelling units for seniors in a thirteen story, 130-foot tall building. There would be a large fast food restaurant on the ground floor with a drive-through facility below grade that would have vehicular access from Golden Gate Avenue. There would be a 167 vehicle parking garage below grade and on the second, third and fourth levels. Two on-site freight loading docks would be located on Elm Street. On the ground floor there would be about 9,600 gross square feet of retail space including two restaurants and about 4,100 gross sq. ft. of clinic space. The project site currently contains a McDonald's restaurant and parking lot and two one-story office/retail buildings. The project sponsor has applied for Conditional Use authorization as a Planned Unit Development.
(Proposed for Continuance to August 18, 1994)

2. 93.179C (NIXON)
600 VAN NESS, east side of Van Ness Avenue between Elm Street and Golden Gate Avenue, Lots 6, 7, 8, 9 in Assessor's Block 763 - Request for conditional use authorization to construct a 13 story, mixed use project after demolition of existing buildings. The project requires conditional use approval to: (a) construct a building exceeding a height of 40 feet (Section 253), (b) to provide parking in excess of code requirements (Section 243(8)(1), (c) creation of a large fast food restaurant (Section 243(c)(8)(F), (d) and requesting the project be authorized as a Planned Unit Development (PUD) for exceedence of bulk limits (Section 270), exceedence of wind speed criteria (Section 243(c)(9)(A), modification of rear yard location requirements (Section 134) and exception for dwelling unit exposure requirements (Section 140). The project site is partially in a RC-4 (Residential-Commercial, Combined High Density) District and the Van Ness Avenue Special Use District with a 130-V, Height and Bulk Designation and the easterly portion of the site is within an NC-3 (Moderate-Scale Neighborhood Commercial District) District and a 130-E Height and Bulk District.
(Proposed for Continuance to August 18, 1994)

3. 93.180C (NIXON)
115 TELEGRAPH HILL BOULEVARD AND 361-377 FILBERT STREET, south side at the top of the Filbert Steps between Montgomery and Keamy Streets, Lots 34, 35 and 36 in Assessor's Block 105 - Request for conditional use authorization to allow seven dwelling units on a 7,536 square foot parcel pursuant to Planning Code Section 209.1(h) on a parcel zoned RH-3 (House, Three Family) District and a 40-X Height and Bulk District.
(Proposed for Continuance to August 11, 1994)

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

4. MINUTES -- Consideration for adoption--minutes from Regular Meeting of July 7, 1994.

D. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

5. 254 22ND AVENUE, informational presentation of Building Permit Application NO. 9314494 proposing to add a bedroom and sun deck over the rear of the existing structure, widen the garage at the front and modify the entry and extend to the side.

6. 1230 - 23RD AVENUE, informational presentation of Building Permit Application No. 9322125 proposing removal of existing attic and roof to create new floor and seismic upgrade of existing structure.

E. DIRECTOR'S REPORT

7. DIRECTOR'S ANNOUNCEMENTS

8. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

F. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

9. 93.272C (NISHIMURA)
1100 SANCHEZ STREET, southwest corner of 24th Street, Lot 1 in Assessor's Block 6508. Request for Conditional Use Authorization to legalize the conversion of a second story dwelling unit to a Medical Service or a Business or Professional Service office in the 24th Street - Noe Valley Neighborhood Commercial District, 40-X Height and Bulk District, pursuant to Planning Code Sections 179(f) and 728.38.
(Continued from Regular Meeting of July 7, 1994)
**NOTE: On July 7, 1994, after receiving testimony, the Commission closed the public hearing and passed a motion of intent to disapprove the proposed project by a vote of +5 -0. Commissioners Levine and Martin were absent.**

10. 94.204C (ANDRADE)
36 MONTEREY BOULEVARD, Lots 5 in Assessor's Block 6768; north side in block intersecting at Monterey Boulevard and Joost Avenue; Request for conditional use to allow automobile repair in an NC-2 (Small Scale Neighborhood Commercial) District.
(Continued from Regular Meeting of July 14, 1994)
**NOTE: On July 14, 1994, after receiving testimony, the Commission closed the public hearing and passed a motion of intent to disapprove the proposed project by a vote of +4 -0. Commissioners Fung, Levine and Martin were absent.**

G. REGULAR CALENDAR

11. PRESENTATION BY ALLAN JACOBS on Urban Streets

3:00 P.M.

12. (LORD)
HUNTER'S POINT SHIPYARD REUSE PRESENTATION/REDEVELOPMENT AGENCY, informational presentation by the San Francisco Redevelopment Agency staff on the status of proposed land use alternatives for the shipyard. This presentation will include a discussion of the planning process and the proposed reuse alternatives that were presented to the Citizen's Advisory Committee in late June, 1994.

4:00 P.M.

13. **NOTE: At its Regular Meeting on Thursday, July 14, 1994, the Planning Commission held a public Discretionary Review hearing on the following applications:**

-- 92.622DE, 895 EGBERT AVENUE, Waste Resources Technologies recycling and transfer facility.

-- 92.395DE, 1313 ARMSTRONG AVENUE, L & K Debris Box Company, a solid waste transfer recycling facility.

-- 93.641DE, 1390 WALLACE AVENUE, City Debris Box recycling facility.

**The public hearing on these applications will be continued to a future date to be announced at this hearing. At this hearing, the Commission will receive information from the Department of City Planning, Health Department, and the CAO's Solid Waste Management Program concerning possible alternative sites for recycling in the City, appropropriate controls to mitigate potential environmental problems, and procedures for enforcing such controls.**

**Testimony from the general public at this hearing is not expected.**

5:30 P.M.

14. 94.212DX, 94.272DX (BADINER)
450 POWELL STREET (SIR FRANCIS DRAKE HOTEL), southeast corner of Powell and Sutter Streets, Lot 8 in Assessor's Block 296 - Discretionary Review and Section 309 Review of Building Permit Application Nos. 9322367 and 9402528 for the renovation of ground floor storefronts of a Category I Preservation Building in the C-3-R (Downtown Commercial, Retail) District, an 80-130F Height and Bulk District, and the Kearny-Market-Mason Sutter Conservation District.
(Continued from Regular Meeting of July 7, 1994)

15. 92.491C (NIXON)
2695 TAYLOR STREET, southwest corner at Beach Street, Lot 1 in Assessor's Block 22 - Request for conditional use to create a automobile parking garage open to the public pursuant to Planning Code Section 223(n) and for parking exceeding the required amount pursuant to Section 240.2(d) in an C-2 (Community Business) District, the Northern Waterfront Special Use District No.2 and a 40-X Height and Bulk District.
(Continued from Regular Meeting of July 14, 1994)

16. 93.702C (PEARL)
118 GILBERT STREET, southwest side between Brannan and Townsend Streets; Lot 22 in Assessor's Block 3784 -- Request for authorization of Conditional Use to demolish a one-family dwelling under Section 817.13 of the Planning Code in an SLI (Service/Light Industrial) District and a 50-X Height and Bulk District.

**SPECIAL DISCRETIONARY REVIEW HEARING**

NOTICE **AT APPROXIMATELY 6:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 6:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 6:30 P.M ., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION**

17. 92.562D (PASSMORE)
451 JOOST AVENUE, southside between Edna and Detroit Streets, Lot 53 in Assessor's Block 3042 - Request for Discretionary Review of Building Permit Application No. 9212206 to legalize an existing two story 10' x 14' deck at the rear of the structure in an RH-1 (House, One-Family) District.

18. 94.338D (PASSMORE)
815 LISBON STREET, informational presentation of Building Permit Application No. 9314957 proposing a third (3rd) story addition and horizontal/rear addition of 11'-9' to existing one (1) story over garage structure.
(Continued from Regular Meeting of June 23, 1994)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

## ACCESSIBLE MEETING POLICY

**Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points around the perimeter of City Hall. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-6925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.**

## NOTICE

"Residential Demolition Controls Recommendations" will be available on Thursday, July 21, 1994 at the Zoning Information Counter at 1660 Mission Street, First Floor, and at the City Planning Commission Hearing. The hearing on the RCA will be on August 4, 1994.

CPC: 072194

***NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.***

***NOTE: Items listed on this calendar will not be heard before the stated time.***

***NOTE: Although not required, Speaker Cards will be available at all Hearings. For your convenience, they can be picked up in advance of the Hearing from the Department of City Planning Reception Counter, 1660 Mission Street, 5th Floor.***

***NOTE: All original submittals must be accompanied by 12 copies and be received at the Department of City Planning Reception Counter, 1660 Mission St., 5th Floor, no later than 10:00 a.m. the Thursday (one week) prior to the scheduled public hearing. Please bring material that does not meet submittal deadline to the scheduled public hearing.***

# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING



THURSDAY
JULY 28, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**

1:30 P.M.

ROLL CALL: Commissioners Adams, Fung, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

1. 94.265A (MARSH)
166-178 TOWNSEND STREET (CALIFORNIA ELECTRIC LIGHT COMPANY BUILDING), a Contributory Building within the South End Historic District, being lot 12 in Assessor's Block 3788, west side between Stanford and Third Streets, located within a SLI (Service, Light Industrial) District and a 50-X Height and Bulk District. Appeal of a denial of a Certificate of Appropriateness by the Project Sponsor to the Planning Commission based upon a recommendation of the Landmarks Preservation Advisory Board pursuant to Sections 1006.2, 1006.7 and Appendix I, Section 6(C) of Article 10 of the Planning Code.
**(Proposed for Continuance to August 4, 1994)**

2. 94.264AR (MARSH)
126 - 27TH AVENUE (THE HANSEN HOUSE), LANDMARK No. 197, being Lots 49 and 50 in Assessor's Block 1332, east side between El Camino Del Mar and Lake Street. The subject property contains two (2) lots located within an RH-1 (House, One-Family) Zoning District and a 40-X Height and Bulk District. Acting on the recommendation of the Landmarks Preservation Advisory Board to deny the

Demolition Permit No. 9405314 pursuant to Sections 101.1 and 1006 of the Planning Code.
**(Proposed for Continuance to August 4, 1994)**

3. 94.250C (HING)
2495 CALIFORNIA STREET, southeast corner at Steiner; Lot 19A in Assessor's Block 654 - Request for Conditional Use authorization to establish a temporary parking lot as defined under Section 156 and Section 790.8 of the Planning Code in the Upper Fillmore Street Neighborhood Commercial District. The proposal would add 22 parking spaces to serve an existing retail grocery story (known as Grand Central Market) adjacent to the subject site.
**(Proposed for Continuance to August 4, 1994)**

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. MINUTES -- Consideration for adoption--minutes from Regular Meeting of July 14, 1994.

D. DIRECTOR'S REPORT

5. DIRECTOR'S ANNOUNCEMENTS

6. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

F. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

7. 94.204C (ANDRADE)
36 MONTEREY BOULEVARD, Lots 5 in Assessor's Block 6768; north side in block intersecting at Monterey Boulevard and Joost Avenue; Request for conditional use to allow automobile repair in an NC-2 (Small Scale Neighborhood Commercial) District.
(Continued from Regular Meeting of July 21, 1994)
**NOTE: On July 14, 1994, after receiving testimony, the Commission closed the public hearing and passed a motion of intent to disapprove the proposed project by a vote of +4 -0. Commissioners Fung, Levine and Martin were absent.**

G. REGULAR CALENDAR

8. (CHIONG)
**NEMIZ PUBLIC HEARING**. status report on rezoning proposals for the Northeast Mission Industrial Zone (NEMIZ). The area is generally bounded by the Central Skyway, 20th, Potrero and Capp Streets; including a narrow tail along Harrison Street south to 23rd Street plus an extension to Valencia Street between 15th Street and the Skyway
(Continued from Regular Meeting of July 14, 1994)

**3:30 P.M.**

9. 92.329Z (ANDRADE)
2400 GEARY BOULEVARD, Lot 8 in Assessor's Block 1081, northwest corner of Geary Boulevard and Baker Street. Request for resolution to reclassify parcel zoning from RH-3 (House, Three Family) District to NC-3 (Moderate Scale, Neighborhood Commercial) District.
(Continued from Regular Meeting of June 9, 1994)

10. 94.295Q (ANDRADE)
2878 SACRAMENTO STREET, north side between Divisadero and Scott Streets; Lot 17A in Assessor's Block 1003 - Six unit residential condominium conversion subdivision in an RH-3 (House, Three Family) District.

11. 94.298Q (ANDRADE)
2417 LARKIN STREEET, west side between Greenwich and Filbert Streets, Lot 7 in Assessor's Block 524 - Five unit residential condominium conversion subdivision in an RH-3 (House, Three Family) District.

12. 94.321Q (ANDRADE)
768 CHURCH STREET, west side between 20th and Cumberland Streets; Lot 9 in Assessor's Block 3600 - Six unit residential condominium conversion subdivision in the RM-1 (Residential, Mixed, Low Density) District.

13. 87.758Q (BASH)
1920 JEFFERSON STREET, between Broderick and Divisadero Streets former Lot 7 in Assessor's Block 911 - Request to Modify Condominium Conversion Conditions of Approval Requiring Either Sale of a Unit at a Moderate Income Sate Price Not Exceeding $95,520, or Payment of a $53,688 In-Lieu to City's Housing Development Fund.
(Continued from Regular Meeting of June 23, 1994)

14. 92.711AC (MILLER)
2150 TENTH AVENUE, east side between Quintara Street and Mendosa Avenue, lot 6 in Assessor's Block 2208 - Request for authorization of a Conditional Use to permit a Subdivision of one lot into two new lots one of which would have fewer than 25 feet of width (maintained over enough of the depth of the lot to encompass the required minimum square footage therein) in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of June 9, 1994)

15. 91.073C (GREEN)
STONESTOWN SHOPPING CENTER, Lots 21 and 22 in Assessor's Block 7295, property bounded by Holloway Avenue, Lake Merced Boulevard, Eucalyptus Drive & 19th Avenue. Request for conditional use authorization to amend a previously approved Planned Unit Development by modifying an existing condition of approval relating to time limits for implementing all phases of the authorized project as set forth in Exhibit A of Motion No. 10774 (CU-83-98). The property is zoned C-2 Community Business District, NC-2 (Small Scale) Neighborhood Commercial District and RH-1(D) One Family (Detached Dwellings). The proposal is to extend the original authorization to permit full build-out of the project as approved.

16. 92.711C (NISHIMURA)
3632-36 SACRAMENTO STREET, north side between Locust and Spruce Streets, Lot 9 in Assessor's Block 1011, Sacramento Street Neighborhood Commercial District. Request for authorization of conditional use to legalize the expansion of a Full Service Restaurant (defined in Planning Code Section 790.92) into the basement and rear residential cottage, and the addition of rear outdoor dining area pursuant to Planning Code Sections 724.24, 724.42, 178(c) and 303.
(Continued from Regular Meeting of June 9, 1994)

**SPECIAL DISCRETIONARY REVIEW HEARING**

**NOTICE** **AT APPROXIMATELY 6:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 6:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 6:30 P.M ., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION**

17. 94.292D (PASSMORE)
3769 JACKSON STREET, Lot 18 in Assessor's Block 989 - request for Discretionary Review of Building Permit Application No.9405770 for 3-story rear yard extension to a single family home.

18. 94.338D (PASSMORE)
815 LISBON STREET, Request for Discretionary Review of Building Permit Application No. 9314957 proposing a third (3rd) story addition and horizontal/rear addition of 11'-9' to an existing one (1) story over garage structure.
(Continued from Regular Meeting of July 21, 1994)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

## ACCESSIBLE MEETING POLICY

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CPC: 072894

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# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
AUGUST 4, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**



1:30 P.M.

ROLL CALL: Commissioners Adams, Fung, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

1. 94.265A (MARSH)
166-178 TOWNSEND STREET (CALIFORNIA ELECTRIC LIGHT COMPANY BUILDING), a Contributory Building within the South End Historic District, being lot 12 in Assessor's Block 3788, west side between Stanford and Third Streets, located within a SLI (Service, Light Industrial) District and a 50-X Height and Bulk District. Appeal of a denial of a Certificate of Appropriateness by the Project Sponsor to the Planning Commission based upon a recommendation of the Landmarks Preservation Advisory Board pursuant to Sections 1006.2, 1006.7 and Appendix I, Section 6(C) of Article 10 of the Planning Code.
(Continued from Regular Meeting of July 28, 1994)
**(Proposed for continuance to August 11, 1994)**

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be

afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

2. DIRECTOR'S ANNOUNCEMENTS

3. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

4. 2310 - 22ND AVENUE, informational presentation of Building Permit Application No. 9405866 proposing the conversion of an existing two-family dwelling into a three-family dwelling, and the addition of a one story 12' extension into the required rear yard. The extension is past the average line of the adjacent building depth and it extends from the southern side property line to within 3' of the northern side property line.

5. 104 TIFFANY AVENUE, informational presenation of Building Permit Application No. 9408016 proposing construction of a 13'-0"--deep deck at the rear of the building with a 3'-0" wide stair to the garden, and a 3'-6" wide separation along the north property line.

F. REGULAR CALENDAR

6. (PASSMORE)
Initiation of amendment to Section 608.4 of the City Planning Code to allow certain general advertising signs within the Candlestick Park Special Sign District Submitted at the request of the Recreation and Park Commission

7. 94.250C (HING)
2495 CALIFORNIA STREET, southeast corner at Steiner; Lot 19A in Assessor's Block 654 - Request for Conditional Use authorization to establish a temporary parking lot as defined under Section 156 and Section 790.8 of the Planning Code in

the Upper Fillmore Street Neighborhood Commercial District. The proposal would add 22 parking spaces to serve an existing retail grocery story (known as Grand Central Market) adjacent to the subject site.
(Continued from Regular Meeting of July 28, 1994)

8. 94.264AR (MARSH)
126 - 27TH AVENUE (THE HANSEN HOUSE), LANDMARK No. 197, being Lots 49 and 50 in Assessor's Block 1332, east side between El Camino Del Mar and Lake Street. The subject property contains two (2) lots located within an RH-1 (House, One-Family) Zoning District and a 40-X Height and Bulk District. Acting on the recommendation of the Landmarks Preservation Advisory Board to deny the Demolition Permit No. 9405314 pursuant to Sections 101.1 and 1006 of the Planning Code.
(Continued from Regular Meeting of July 28, 1994)

**4:00 P.M.**

9. (PASSMORE)
Consideration of Department of City Planning Paper titled "Residential Demolition Controls Recommendations and Commentary on The Task Froce Proposal" dated July 1994.

10. 92.288ET (PASSMORE)
RESIDENTIAL CONSERVATION CONTROLS, public hearing and consideration of a resolution adopting Residential Conservation Controls as permanent controls, and presentation of refinement and modification to Department of City Planning proposed alternative to Residential Conservation Controls--Residential Code Amendments (RCA) as introduced on March 24, 1994.
(Continued from Regular Meeting of June 23, 1994

11. (HORTON)
RESIDENTIAL DESIGN GUIDELINES, REVISIONS, public hearing and consideration of a motion revising the Residential Design Guidelines to make them applicable to residential zoning controls.
(Continued from Regular Meeting of June 23, 1994)

**SPECIAL DISCRETIONARY REVIEW HEARING**

**NOTICE** **AT APPROXIMATELY 7:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 7:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 7:00 P.M ., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION**

12. 92.622DE (PASSMORE/CHAVIS)
895 EGBERT AVENUE, south side between Earl and Donahue Streets Lot 25 in Assessor's Block 4918 - Request for Discretionary Review of building permit application No. 9405424 to construct a 30,000 square foot one-story building to house an existing recycling and transfer facility.

13. 92.395DE (PASSMORE/CHAVIS)
1313 ARMSTRONG AVENUE, south west corner of Hawes and Armstrong Avenue, Lot 17 in Assessor's Block 4851 - Request for Discretionary Review of Building Permit Application No. 9305166 to construct a 34,590 square foot building to enclose an existing solid waste transfer facility.

14. 93.641DE (PASSMORE/CHAVIS)
1390 WALLACE AVENUE, near Ingalls Street, Lot 17 in Assessor's Block 4827 - Request for Discretionary Review of Building Permit application No. 9320866 to change the use of the existing building from storage to the processing and sorting of construction debris. The proposal would include the installation of a roll-up door for vehicle entry.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

## ACCESSIBLE MEETING POLICY

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# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING



THURSDAY
AUGUST 11, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**

**12:00 P.M.**

**EXECUTIVE SESSION**

Performance Evaluation of the Director of Planning

Adjournment

1:30 P.M.

ROLL CALL: Commissioners Adams, Fung, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

1. 93.538E (GITELMAN)
1035 FOLSOM STREET RESIDENTIAL DEVELOPMENT, **Appeal of a Preliminary Negative Declaration.** The proposed project would demolish a vacant warehouse building and construct a new four-story building containing about 50 dwelling units and approximately 50 off-street parking spaces.
**(Proposed for Continuance to September 1, 1994)**

2. 94.300C (PEARL)
3200 FILLMORE STREET, northeast corner of Greenwich Street; Lot 6A in Assessor's Block 509 -- Request for authorization of Conditional Use under Section

725.48 of the Planning Code to establish Other Entertainment (Dance Hall Keeper Permit) within an existing restaurant/bar in the Union Street Neighborhood commercial Zoning District in a 40-X Height and Bulk District.
**(Proposed for Continuance to August 25, 1994)**

3. 93.508C (HING)
PIER 7-1/2, THE EMBARCADERO, between Broadway and Vallejo Streets -- Request for Conditional Use Authorization to allow expansion of an existing full service restaurant, demolition and replacement of an adjacent pier for outdoor dining/seating and public access and reduce the off-street parking requirement within an M-1 (Light Industrial) District and Northern Waterfront Special Use District No. 1.
(Continued from the Regular Meeting of July 14, 1994)
**(Proposed for Continuance to August 25, 1994)**

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. MINUTES -- Consideration for adoption--minutes from Regular Meetings of July 21, 1994, and July 28, 1994.

D. DIRECTOR'S REPORT

5. DIRECTOR'S ANNOUNCEMENTS

6. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

7. 418 ARLINGTON STREET, informational presentation of Building Permit Application No. 9405987 proposing a deck addition and construction of stairs to the rear of the building.

8. 846 JUNIPERO SERRA BOULEVARD, informational presentation of Building Permit Application No. 9409589 proposing an addition of ± 90.00 square feet to the rear of the building and a sun deck (also at the rear).

9. 3570 WASHINGTON STREET, informational presentation of Building Permit Application No.9407562 proposing remodeling and exterior improvements including new stucco, roof and a new garage. Rear extension including a breakfast nook and decks with no increase to the building height.

F. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

10. 94.286C (HING)
519 COLUMBUS, west side between Union and Green Street; Lot 5 in Assessor's Block 117 (Known as L'Osteria del Forno). Request for Conditional Use authorization to add a Type 47 liquor license (defined as a Bar under Planning Code Section 790.22) to an existing Full Service Restaurant in the North Beach Neighborhood Commercial District.

**2:00 P.M.**

F. REGULAR CALENDAR

11. 93.723C (PEARL)
45 FARALLONES STREET, south side between San Jose and Plymouth Avenues; Lot 53 in Assessor's Block 7108: -- Request for authorization of Conditional Use to convert a former church rectory (group housing, religious orders) to a residential care facility for up to 24 persons in 11 bedrooms under Section 209.3.(c) of the Planning Code in an RH-1 (House, One-Family) District in a 40-X Height and Bulk District.

(Continued from Regular Meeting of July 14, 1994)

**4:30 P.M.**

12. (LIEBERMANN)
MID-EMBARCADERO OPEN SPACE -- Informational presentation of the Mid-Embarcadero Open Space Project including an open space program, zoning proposal, land use guidelines, arts program and financing strategies for implementing the open space.

13. 94.265A (MARSH)
166-178 TOWNSEND STREET (CALIFORNIA ELECTRIC LIGHT COMPANY BUILDING), a Contributory Building within the South End Historic District, being lot 12 in Assessor's Block 3788, west side between Stanford and Third Streets, located within a SLI (Service, Light Industrial) District and a 50-X Height and Bulk District. Appeal of a denial of a Certificate of Appropriateness by the Project Sponsor to the Planning Commission based upon a recommendation of the Landmarks Preservation Advisory Board pursuant to Sections 1006.2, 1006.7 and Appendix I, Section 6(C) of Article 10 of the Planning Code.
(Continued from Regular Meeting of August 4, 1994)

14. 93.180C (NIXON)
115 TELEGRAPH HILL BOULEVARD AND 361-377 FILBERT STREET, south side at the top of the Filbert Steps between Montgomery and Kearny Streets, Lots 34, 35 and 36 in Assessor's Block 105 - Request for conditional use authorization to allow seven dwelling units on a 7,536 square foot parcel pursuant to Planning Code Section 209.1(h) on a parcel zoned RH-3 (House, Three Family) District and a 40-X Height and Bulk District.
(Continued from the Regular Meeting of July 21, 1994)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

**ACCESSIBLE MEETING POLICY**

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**Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points around the perimeter of City Hall. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.**

CPC: 081194

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***NOTE: Items listed on this calendar will not be heard before the stated time.***

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***NOTE: All original submittals must be accompanied by 12 copies and be received at the Department of City Planning Reception Counter, 1660 Mission St., 5th Floor, no later than 10:00 a.m. the Thursday (one week) prior to the scheduled public hearing. Please bring material that does not meet submittal deadline to the scheduled public hearing.***

# NOTICE OF MEETING AND CALENDAR
# OF THE
# SAN FRANCISCO
# CITY PLANNING COMMISSION
# REGULAR MEETING

THURSDAY
AUGUST 18, 1994
ROOM 282, CITY HALL
1:30 P.M.

**12:30 P.M.**

**EXECUTIVE SESSION: PERFORMANCE EVALUATION - COMMISSION SECRETARY**

1:30 P.M.

ROLL CALL: Commissioners Adams, Fung, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

Adjournment

A. ITEMS TO BE CONTINUED

1. 93.537CV (GREEN)
2299 MARKET STREET, southeast corner of 16th and Noe Streets, Lot 91 in Assessor's Block 3564 - Request for conditional use authorization to establish non-profit health related activities defined as OTHER INSTITUTION, LARGE (Section 790.50) by the Planning Code, above the ground floor within a proposed four story above basement building to be constructed within the UPPER MARKET Neighborhood Commercial District. The proposed project also requires a Variance to exceed the allowable Floor Area Ratio and seek relief from the off-street parking requirements.

**NOTE:** ON JULY 14, 1994 THE COMMISSION PASSED A **MOTION OF INTENT TO** APPROVE WITH CONDITIONS BY A VOTE 4-0. **COMMISSIONERS FUNG, LEVINE** AND MARTIN WERE ABSENT.
(Proposed for Continuance to August 25, 1994)

2. 93.179E (ROOS)
600 VAN NESS AVENUE BETWEEN GOLDEN GATE AVENUE AND WLM STREET, 550 GOLDEN GATE AVENUE AND 556 GOLDEN GATE AVENUE, Block 763, Lots 6, 7, 8, and 9. Demolition of three buildings. Construction of a mixed use development including about 144 dwelling units for seniors in a thirteen story, 130-foot tall building. There would be a large fast food restaurant on the ground floor with a drive-through facility below grade that would have vehicular access from Golden Gate Avenue. There would be a 167 vehicle parking garage below grade and on the second, third and fourth levels. All vehicles would enter from Golden Gate Avenue and exit the building onto Elm Street; two on-site freight loading docks would be located on Elm Street. On the ground floor there would be about 9,600 gross square feet of retail space including two restaurants and about 4,100 gross sq. ft. of clinic space. The project site currently contains a McDonald's restaurant and parking lot and two one-story office/retail buildings. The project sponsor has applied for Conditional Use authorization as a Planned Unit Development for a fast food restaurant, a drive-through window, height in excess of 40 feet, less than the required dwelling unit exposure on the east side of the building, modification of bulk requirements, adjustment of rear yard requirements, additional parking, and exception to wind speed criteria.
(Proposed for Continuance to September 8, 1994)

3. 93.179C (NIXON)
600 VAN NESS, east side of Van Ness Avenue between Elm Street and Golden Gate Avenue, Lots 6, 7, 8, 9 in Assessor's Block 763 - Request for conditional use authorization to construct a 13 story, mixed use project after demolition of existing buildings. The project requires conditional use approval to: (a) construct a building exceeding a height of 40 feet (Section 253), (b) to provide parking in excess of code requirements (Section 243(8)(1), (c) creation of a large fast food restaurant (Section 243(c)(8)(F), (d) and requesting the project be authorized as a Planned Unit Development (PUD) for exceedence of bulk limits (Section 270), exceedence of wind speed criteria (Section 243(c)(9)(A), modification of rear yard location requirements (Section 134) and exception for dwelling unit exposure requirements (Section 140). The project site is partially in a RC-4 (Residential-Commercial, Combined High Density) District and the Van Ness Avenue Special Use District with a 130-V, Height and Bulk Designation and the easterly portion of the site is within an NC-3 (Moderate-Scale Neighborhood Commercial District) District and a 130-E Height and Bulk District.
(Proposed for Continuance to September 8, 1994)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your

opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that **comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS

5. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

6. 3148-50 TURK BOULEVARD, Informational presentation of Building Permit Application Numbers 9400636 and 9400637 proposing demolition of a two-family dwelling in an RH-2 (residential, two-family) zoning district and its replacement with a two-family dwelling.

F. REGULAR CALENDAR

7. (CHION)
DOWNTOWN PLAN MONITORING REPORT, informational presentation on the Downtown Plan Monitoring Report. a requirement of the Administrative Code (Chapter 10E.2). The report provides an evaluation of the pace of growth and level of services provided in Downtown San Francisco between 1990 and 1993. It includes assessments of commercial space, employment trends, housing and transporation services, fiscal revenues, as well as a review of Downtwon policies and programs.

8. 94.307C (HING)
3070 - 24TH STREET, northside between Folsom and Treat Street, Lot 20 in Assessor's Block 3640. Conditional Use authorization to establish a Small Self Service Restaurant as defined under Section 790.91 of the Planning Code in the 24th Street/Mission Neighborhood Commercial District.

9. 93.546K (AHMADI)
THE COURTHOUSE BUILDING, 400 McALLISTER STREET, Assessor's Block 766 lots 2, 3, 4 and 5, determination of significance of shadow impact of the proposed

Courthouse Building on Civic Center Plaza, under Section 295 of the Planning Code, the Sunlight Ordinance.

10. 94.202K (AHMADI)
216 STOCKTON SIGN, Assessor's Block 309, Lot 13, determination of significance of shadow impact of a proposed sign on the roof of the 216 Stockton Street building on Union Square under Section 295 of the Planning Code, the Sunlight Ordinance.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

ACCESSIBLE MEETING POLICY

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CPC: 081894

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***NOTE: All original submittals must be accompanied by 12 copies and be received at the Department of City Planning Reception Counter, 1660 Mission St., 5th Floor, no later than 10:00 a.m. the Thursday (one week) prior to the scheduled public hearing. Please bring material that does not meet submittal deadline to the scheduled public hearing.***

# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
AUGUST 25, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**



1:30 P.M.

ROLL CALL: Commissioners Adams, Fung, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

1. 94.119T (ROSETTER)
SINGLE ROOM OCCUPANCY PROGRAM. Review and recommended to the Board of Supervisors for approval or disapproval of a proposal to amend the City Planning Code that would define a new land use category, "Single Room Occupancy dwelling units and buildings," would establish for them or exempt them from the reqr yard, usable open space, parking, unit exposure and density controls and would allow them in the South of Market Mixed Use Districts either as principal, permitted or conditional uses.
**(Proposed for Continuance to September 1, 1994)**

2. 94.300C (PEARL)
3200 FILLMORE STREET, northeast corner of Greenwich Street; Lot 6A in Assessor's Block 509 -- Request for authorization of Conditional Use under Section 725.48 of the Planning Code to establish Other Entertainment (Dance Hall Keeper Permit) within an existing restaurant/bar in the Union Street Neighborhood commercial Zoning District in a 40-X Height and Bulk District.
(Continued from Regular Meeting of August 11, 1994)
**(Proposed for Continuance to September 22, 1994)**

3. 93.508C (HING)
PIER 7-1/2, THE EMBARCADERO, between Broadway and Vallejo Streets -- Request for Conditional Use Authorization to allow expansion of an existing full service restaurant, demolition and replacement of an adjacent pier for outdoor dining/seating and public access and reduce the off-street parking requirement within an M-1 (Light Industrial) District and Northern Waterfront Special Use District No. 1.
(Continued from the Regular Meeting of August 11, 1994)
**(Proposed for Continuance to October 13, 1994)**

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

(EDELIN, BASH, GHOSH, SAHM)

4. ANNUAL REPORT AND WORK PROGRAM FOR 94/95 -- Presentation of the Department's Work Program for FY 94-95. There will be discussion on Industrial Zone (NEMIZ) rezoning project in the context of the Long Range Planning Work Program.

5. DIRECTOR'S ANNOUNCEMENTS

6. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

E. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These

cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

7. 94.333C (PEARL)
3085 - 24TH STREET, (2801 Folsom Street), south side between Folsom and Lucky streets; Lot 40 in Assessor's Block 6521: -- Request for authorization of Conditional Use under Section 727.42 of the Planning Code to establish a Full-Service Restaurant of approximately 2,284 gross square feet on the ground story in the 24th Street-Mission Neighborhood Commercial District in a 40-X Height and Bulk District.

F. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

8. 93.537CV (GREEN)
2299 MARKET STREET, southeast corner of 16th and Noe Streets, Lot 91 in Assessor's Block 3564 - Request for conditional use authorization to establish non-profit health related activities defined as OTHER INSTITUTION, LARGE (Section 790.50) by the Planning Code, above the ground floor within a proposed four story above basement building to be constructed within the UPPER MARKET Neighborhood Commercial District. The proposed project also requires a Variance to exceed the allowable Floor Area Ratio and seek relief from the off-street parking requirements.
**NOTE: ON JULY 14, 1994 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE 4-0. COMMISSIONERS FUNG, LEVINE AND MARTIN WERE ABSENT.**
(Continued from Regular Meeting of August 18, 1994)

**3:30 P.M.**

G. REGULAR CALENDAR

9. 93.723C **PUBLIC HEARING CLOSED** (PEARL)
45 FARALLONES STREET, south side between San Jose and Plymouth Avenues; Lot 53 in Assessor's Block 7108: -- Request for authorization of Conditional Use to convert a former church rectory (group housing, religious orders) to a residential care facility for up to 24 persons in 11 bedrooms under Section 209.3.(c) of the Planning Code in an RH-1 (House, One-Family) District in a 40-X Height and Bulk District.
(Continued from Regular Meeting of August 11, 1994)

10. 94.400T (BASH)
TEXT AMENDMENT FOR CANDLESTICK PARK SPECIAL SIGN DISTRICT,
Consideration of amendment to Section 608.4 of the City Planning Code to allow certain general advertising signs within the Candlestick Park Special Sign District Submitted at the request of the Recreation and Park Commission

11. (ROSE)
DOWNTOWN STREETSCAPE PLAN, Informational presentation on the Draft for Citizen Review of the Downtown Streetscape Plan. The plan offers a general design framework for the Downtown Pedestrian Network, outlines design concepts for capital improvements, and details an extensive series of design standards and guidelines for streetscape elements.

**5:00 P.M.**

12. 94.265A (MARSH)
166-178 TOWNSEND STREET (CALIFORNIA ELECTRIC LIGHT COMPANY BUILDING), a Contributory Building within the South End Historic District, being lot 12 in Assessor's Block 3788, west side between Stanford and Third Streets, located within a SLI (Service, Light Industrial) District and a 50-X Height and Bulk District. Appeal of a denial of a Certificate of Appropriateness by the Project Sponsor to the Planning Commission based upon a recommendation of the Landmarks Preservation Advisory Board pursuant to Sections 1006.2, 1006.7 and Appendix I, Section 6(C) of Article 10 of the Planning Code.
(Continued from Regular Meeting of August 11, 1994)

13. 93.421K (AHMADI)
212 STOCKTON STREET ELECTRONIC SIGN, Assessor's Block 309, Lot 13, determination of significance of shadow impact of a proposed sign on the roof of 212 Stockton Street Building on Union Square under Section 295 of the Planning Code, the Sunlight Ordinance.

14. 94.322C (NIXON)
1050 KIRKHAM STREET, northeast corner of 15th Avenue, Lot 7 in Assessor's Block 1839 - Request for Conditional Use Authorization to modify an existing condition of approval under Resolution 8542 for a child care facility for up to 20 children on the ground floor of an existing single family building in an Rh-2 (House, Two-Family) District.

15. 94.304C (ANDRADE)
2961 SAN BRUNO AVENUE, west side between Paul Avenue and Woolsey Street, Lot 10 in Assessor's Block 5458 - Request for conditional use authorization to eliminate one (residential), off-street parking space in order to establish ground floor, retail use in an NC-2 (Small Scale, Neighborhood, Commercial) District.

16. 93.744C (ANDRADE)
1240 TWIN PEAKS BOULEVARD, Lots 20 and 21 in Assessor's Block 2821; north side between Portola and Panorama Drives - Request for Conditional Use Authorization to subdivide two vacant lots into four lots, each having less than 25 feet in width, in an RH-1 (House, One-Family) District.

17. 94.116C (PAEZ)
88 GUY PLACE, between First and Essex Streets, Lot 63 in Assessor's Block 3749 - Request for authorization of a Conditional use to construct a 14-dwelling-unit

three-story over garage residential structure which exceeds 80 percent site coverage, in an M-1 (Light-Industrial) District within the Commercial Subdistrict of the Rincon Hill Special Use District with an 84-R Height and Bulk Designation

Adjournment

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CPC: 082594

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# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
SEPTEMBER 1, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**



12:00 P.M.

**EXECUTIVE SESSION - PERFORMANCE EVALUATION-DIRECTOR OF PLANNING**

Adjournment

1:30 P.M.

ROLL CALL: Commissioners Adams, Fung, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

1. 94.121C (HING)
1414 CASTRO STREET, west side between Jersey and 25th Street, Lot 02 in Assessor's Block 6539 (known as Purely Physical Fitness). Request for Conditional Use Authorization to establish a Fitness Center (defined as a Personal Services) under Section 790.116 of the Planning Code) on the second floor of an existing two story building in the 24th Street-Noe Valley Neighborhood Commercial District. (Proposed for Continuance to October 6, 1994)

2. 93.538E (GITELMAN)
1035 FOLSOM STREET RESIDENTIAL DEVELOPMENT, Appeal of a Preliminary Negative Declaration. The proposed project would demolish a vacant warehouse

building and construct a new four-story building containing about 50 dwelling units and approximately 50 off-street parking spaces.
(Continued from Regular Meeting of August 11, 1994)
**Appeal Withdrawn**

3. 94.196C (ANDRADE)
1099 MISSISSIPPI STREET, northeast corner of Mississippi and 25th Streets; Lot 8A in Assessor's Block 4224 - Request for Conditional Use Authorization to build ten dwellings units on a 10,000 square foot lot in an M-1 (Light Industrial) District.
**(Proposed for Continuance to September 8, 1994)**

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS

5. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

2:00 P.M.

E. REGULAR CALENDAR

6. (OSHIMA)
INFORMATIONAL PRESENTATION ON THE DRAFT WATERFRONT LAND USE PLAN.

7. (FELTHAM)
INFORMATIONAL PRESENTATION ON THE PRESIDIO PLAN, presentation by the National Park Service, on the release of the Final General Management Plan Amendment, and the Final Environmental Impact Assessment for the Presidio of San Francisco.

4:00 P.M.

8. 94.119T (ROSETTER)
SINGLE ROOM OCCUPANCY PROGRAM. Amendment to the City Planning Code to create a new land use category, "Single Room Occupancy dwelling units and buildings", with associated requirements for, or exemptions from rear yard, usable open space, parking, unit exposure and density controls, to be permitted with the South of Market Mixed use Districts either as principal or conditional uses.
**(Proposed for Continuance to September 1, 1994)**

9. 94.374C (PEARL)
2136 - 2142 FILLMORE STREET, southeast comer of Sacramento Street; Lot 23 in Assessor's Block 636 -- Request for authorization of Conditional Use under Section 718.21 of the Planning Code to enlarge an existing retail furniture store on the ground story to a use size greater than 2,500 square feet in the Upper Fillmore Street Neighborhood Commercial District in a 40-X Height and Bulk District.

10. 94.325D (PASSMORE)
1124-26 PAGE STREET, the proposal isto merge the third unit (with two bedrooms) and fourth unit (with one bedroom) into a single and larger three bedroom unit in the fourth-story, five unit building. The proposed three bedroom unit will be jointly occupied by the owners.

(EDELIN, BASH, GHOSH, SAHM)

11. ANNUAL REPORT AND WORK PROGRAM FOR 94/95 -- Presentation of the Department's Work Program for FY 94-95. There will be discussion on Industrial Zone (NEMIZ) rezoning project in the context of the Long Range Planning Work Program.
(Continued from Regular Meeting of August 25, 1994)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

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**ACCESSIBLE MEETING POLICY**

**Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega.**

**Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points around the perimeter of City Hall. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.**

CPC: 090194

# ADDENDUM

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 1, 1994
ROOM 282, CITY HALL
1:30 P.M.



1:30 P.M.

A. ITEMS TO BE CONTINUED

**93.314E:** (McCORMICK)
501 PARKER AVENUE, USF PARKING LOT - Appeal of Negative Declaration. The Southwest comer of Turk Street and Parker Avenue, Lot 1 in Assessor's Block 1144 -- Construct an additional parking level containing approximately 119 automobile parking spaces on a 31,640 square foot platform over an existing parking lot containing 169 automobile and 10 motorcycle spaces for a total parking area of about 78,200 square feet. The project would increase the number of (automobile) parking spaces for this lot by 99 (119 new spaces minus twenty that would be lost on the first level due to structural requirements), for a total of 268 spaces on the two levels. Two other parking lots on the University of San Francisco (USF) campus, Lots D and I, containing 99 automobile parking spaces and 59 motorcycle spaces would be removed (as described in the USF Institutional Master Plan). There would be no overall net increase in total USF off-street automobile parking spaces. There would be a loss of 59 motorcycle spaces.
**(Proposed for continuance to September 8, 1994)**

***NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.***

***NOTE: Items listed on this calendar will not be heard before the stated time.***

***NOTE: Although not required, Speaker Cards will be available at all Hearings. For your convenience, they can be picked up in advance of the Hearing from the Department of City Planning Reception Counter, 1660 Mission Street, 5th Floor.***

***NOTE: All original submittals must be accompanied by 12 copies and be received at the Department of City Planning Reception Counter, 1660 Mission St., 5th Floor, no later than 10:00 a.m. the Thursday (one week) prior to the scheduled public hearing. Please bring material that does not meet submittal deadline to the scheduled public hearing.***

# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING



THURSDAY
SEPTEMBER 8, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**

1:30 P.M.

ROLL CALL: Commissioners Adams/Boomer, Fung, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

1. 94.201E (PARKER)
3250 - 21ST STREET - **Appeal of the Preliminary Negative Declaration.** The proposed project entails the demolitions to two existing buildings and the constructions of three 3-story over garage residential buildings. Each building would contain 3 independently accessible parking spaces and two tandem spaces. Under the proposed project, the existing Lot 117 would be subdivided into three separate lots. One of the newly created lots would require a minimum lot width variance from the City Planning Code because it would not meet the required 25 foot minimum lot width (proposed new lot would be 24 feet wide). All three lots would also require a rear yard variance because the proposed decks would encroach into the required rear yard. the project site is in an NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District.
**(Proposed for Continuance to October 13, 1994)**

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be

1afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. MINUTES -- Consideration for adoption--minutes from Regular Meetings of August 4, August 11, August 18, and August 25, 1994.

D. DIRECTOR'S REPORT

3. DIRECTOR'S ANNOUNCEMENTS

4. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

E. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

5. 94.413Q (ANDRADE)
313-2ND AVENUE, Lot 3 in Assessor's Block 1434; west side between Clement Street and Geary Boulevard: Six-unit residential condominium conversion subdivision of the existing building in an RM-1 (Residential, Mixed, Low Density) District.

E. REGULAR CALENDAR

6. 94.196C (ANDRADE)
1099 MISSISSIPPI STREET, northeast corner of Mississippi and 25th Streets; Lot 8A in Assessor's Block 4224 - Request for Conditional Use Authorization to build ten dwellings units on a 10,000 square foot lot in an M-1 (Light Industrial) District.
(Continued from the Regular Meeting of September 1, 1994)

**2:30 P.M.**

7. (ALBERT)
CENTRAL FREEWAY TRAFFIC AND LAND USE STUDY, Presentation of the publication of the Draft Report of the Central Freeway Areawide Traffic Study completed by the Department of Parking and Traffic and their consultants, Wilbur Smith Associates. The presentation outlines the Planning Department's involvement with the proposed land use and environmental studies of alternatives to a retrofit of the Central Freeway.

8. (ALBERT)
BERNAL HEIGHTS CAPITAL IMPROVEMENT PROJECT, Informational presentation on the Bernal Heights Capital Improvement Project, which programs substantial improvements to the streets, water supply, sewers, stairways and utilities in three residential enclaves of the East and South Slope of Bernal Heights. The improvements are primarily intended to improve emergency vehicle access and fire-fighting facilities in these areas.

**4:30 P.M.**

(EDELIN, BASH, GHOSH, SAHM)

9. ANNUAL REPORT AND WORK PROGRAM FOR 94/95 -- Presentation of the Department's Work Program for FY 94-95. There will be discussion on Industrial Zone (NEMIZ) rezoning project in the context of the Long Range Planning Work Program.
(Continued from Regular Meeting of August 25, 1994)

**SPECIAL DISCRETIONARY REVIEW HEARING**

**NOTICE AT APPROXIMATELY 6:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 6:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M ., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION**

10. 92.622DE (PASSMORE/CHAVIS)
895 EGBERT AVENUE, south side between Earl and Donahue Streets Lot 25 in Assessor's Block 4918 - Request for Discretionary Review of building permit application No. 9405424 to construct a 30,000 square foot one-story building to house an existing recycling and transfer facility.
(Continued from Regular Meeting of August 4, 1994)

11. 92.395DE (PASSMORE/CHAVIS)
1313 ARMSTRONG AVENUE, south west corner of Hawes and Armstrong Avenue, Lot 17 in Assessor's Block 4851 - Request for Discretionary Review of Building Permit Application No. 9305166 to construct a 34,590 square foot building to enclose an existing solid waste transfer facility.
(Continued from Regular Meeting of August 4, 1994)

12. 93.641DE (PASSMORE/CHAVIS)
1390 WALLACE AVENUE, near Ingalls Street, Lot 17 in Assessor's Block 4827 - Request for Discretionary Review of Building Permit application No. 9320866 to change the use of the existing building from storage to the processing and sorting of construction debris. The proposal would include the installation of a roll-up door for vehicle entry.
(Continued from Regular Meeting of August 4, 1994)

Adjournment

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CPC: 090894

# ADDENDUM

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 8, 1994
ROOM 282, CITY HALL
1:30 P.M.



1:30 P.M.

A. ITEMS TO BE CONTINUED

**93.314E:** (McCORMICK)
501 PARKER AVENUE, USF PARKING LOT - Appeal of Negative Declaration. The Southwest comer of Turk Street and Parker Avenue, Lot 1 in Assessor's Block 1144 -- Construct an additional parking level containing approximately 119 automobile parking spaces on a 31,640 square foot platform over an existing parking lot containing 169 automobile and 10 motorcycle spaces for a total parking area of about 78,200 square feet. The project would increase the number of (automobile) parking spaces for this lot by 99 (119 new spaces minus twenty that would be lost on the first level due to structural requirements), for a total of 268 spaces on the two levels. Two other parking lots on the University of San Francisco (USF) campus, Lots D and I, containing 99 automobile parking spaces and 59 motorcycle spaces would be removed (as described in the USF Institutional Master Plan). There would be no overall net increase in total USF off-street automobile parking spaces. There would be a loss of 59 motorcycle spaces.
**(Proposed for indefinite continuance)**

# NOTICE OF CANCELLATION OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
SEPTEMBER 15, 1994



ROLL CALL: Commissioners Adams/Boomer, Fung, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

**NOTICE IS HEREBY GIVEN THAT AT ITS REGULAR MEETING ON THURSDAY, SEPTEMBER 1, 1994, THE SAN FRANCISCO PLANNING COMMISSION CANCELED THEIR REGULAR MEETING FOR SEPTEMBER 15, 1994 BY A VOTE OF +6 -0. COMMISSIONER MARTIN WAS ABSENT. BY ITS ACTION, THE COMMISSION CONTINUED THE SCHEDULED ITEMS FOR SEPTEMBER 15, 1994, AS INDICATED BELOW.**

A. ITEMS TO BE CONTINUED

1. 94.227C (GREEN)
2239 MARKET STREET, south side between Sanchez and 16th Streets, Lot 2 in Assessor's Block 3559 - Request for Conditional Use Authorization to amend a previous Planning Commission authorization by modifying conditions of approval contained in Motion No. 10084 for an existing self service bakery restaurant in the Upper Market NCD.
**(Continued Indefinitely)**

2. 94.023C (HING)
1979 UNION STREET, south side between Laguna and Buchanan Streets, Lot 38 in Assessor's Block 542, known as Blue Light Cafe -- Request for Conditional Use Authorization to establish Other Entertainment (as defined by Section 790.38 of the Planning Code) within an existing restaurant and bar in the Union Street Neighborhood Commercial District.
**(Continued to October 13, 1994)**

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 091594

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# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING



THURSDAY
SEPTEMBER 22, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**

**1:00 P.M.**

**EXECUTIVE SESSION:**

**CLOSED SESSION WITH CITY ATTORNEY OFFICE TO DISCUSS SUPERIOR COURT CASE NO. 961667, KEARNEY v. CITY AND COUNTY OF SAN FRANCISCO.** Based upon recommendation of the City Attorney, the Commission will meet in closed session to discuss pending litigation. This closed session is authorized pursuant to California Government Code Section 54956.9(a) and San Francisco Administrative Code Section 67.11, as discussion in open session may prejudice the position of the City in this lawsuit.

**1:30 P.M.**

ROLL CALL: Commissioners Adams/Boomer, Fung, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

1. 93.180C (NIXON)
115 TELEGRAPH HILL BOULEVARD AND 361-377 FILBERT STREET, south side at the top of the Filbert Steps between Montgomery and Kearny Streets, Lots 34, 35 and 36 in Assessor's Block 105 - Request for conditional use authorization to allow seven dwelling units on a 7,536 square foot parcel pursuant to Planning Code Section 209.1(h) on a parcel zoned RH-3 (House, Three Family) District and a 40-X Height and Bulk District.
(Proposed for continuance to November 3, 1994)

2. 94.300C (PEARL)
3200 FILLMORE STREET, northeast corner of Greenwich Street; Lot 6A in Assessor's Block 509 -- Request for authorization of Conditional Use under Section 725.48 of the Planning Code to establish Other Entertainment (Dance Hall Keeper Permit) within an existing restaurant/bar in the Union Street Neighborhood commercial Zoning District in a 40-X Height and Bulk District.
(Proposed for Continuance to October 13, 1994)

3. 94.364C (PEARL)
600-690 CHESTNUT STREET, north side between Mason and Taylor Streets; Lots 34, 35 and 36 in Assessor's Block 51: -- Request for authorization of Conditional Use under Section 303.(e) of the Planning Code to modify the conditions of a previously granted authorization in the North Beach Neighborhood Commercial District in a 40-X Height and Bulk District.
(Proposed for Continuance to October 13, 1994)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. MINUTES -- Consideration for adoption--minutes from Regular Meetings of August 25, 1994, September 1, 1994, and September 8, 1994.

D. DIRECTOR'S REPORT

5. (LORD)
HUNTER'S POINT SHIPYARD EXISTING CONDITIONS REPORT , As part of the re-use planning process for the Hunters Point Shipyard, the Office of Military Base Conversion, in coordination with the Planning Department and the Redevelopment Agency has released the "Existing Conditions Report" for citizen's review. The "Existing Conditions Report" was prepared as a baseline document in the re-use planning process and information contained in this report will be sued in the ongoing evaluation of the Mayor's Citizens Advisory Committee preferred Education & Arts Alternative for the shipyard. This report is being transmitted to the City Planning Commission at this time as an informational item requiring on formal action. The

planning team will return in this fall to make a presentation of the "Hunter's Point Shipyard Alternatives Report" where these existing conditions will be used in the preparation of a "recommended" preferred alternative land use plan for the shipyard.

6. DIRECTOR'S ANNOUNCEMENTS

7. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

8. 810 CLIPPER TERRACE, informational presentation of Building Permit Application No. 9410251 proposing extension of the second floor over the existing garage and a new third floor addition over the garage.

9. 873 UNIVERSITY STREET, informational presentation of Building Permit Application No. 9408984 proposing to legalize a rear patio and enclosure constructed without a permit, at the rear of an existing two-story over garage single-family dwelling within an RH-1 (residential, house, one-family) zoning district.

10. 351 NAPLES STREET, informational presentation of Building Permit Application No. 9405337 proposing construction of a two-story rear addition that will extend to within 25 feet of the rear property line. The proposal is to also alter the front facade of the building.

F. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

11. 94.349C (HING)
2978 - 16TH STREET, north side between Mission and Capp Street, Lot 52 in Assessor's Block 3553. Conditional Use Authorization to enlarge an existing nonconforming Large Fast Food Restaurant (known as Burger King) pursuant to Section 186.1(b) of the Planning Code in an NC-3 (Moderate Scale Neighborhood Commercial) District and Mission Street Fast Food Subdistrict.

G. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

12. 94.265A (MARSH)
166-178 TOWNSEND STREET (CALIFORNIA ELECTRIC LIGHT COMPANY BUILDING), a Contributory Building within the South End Historic District, being lot 12 in Assessor's Block 3788, west side between Stanford and Third Streets, located within a SLI (Service, Light Industrial) District and a 50-X Height and Bulk District. Appeal of a denial of a Certificate of Appropriateness by the Project Sponsor to the Planning Commission based upon a recommendation of the Landmarks Preservation Advisory Board pursuant to Sections 1006.2, 1006.7 and Appendix I, Section 6(C) of Article 10 of the Planning Code.
**NOTE: ON AUGUST 25, 1994, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH BY A VOTE OF 7-0. PUBLIC HEARING CLOSED.**

**4:00 P.M.**

H. REGULAR CALENDAR

13. (OSHIMA)
DRAFT WATERFRONT LAND USE PLAN PREPARED BY THE PORT. Public hearing and Commission comments on the Port's Waterfront Plan as presented to the Planning Commission on 9-1-94. Copies of the Draft Waterfront Plan are available to the public for a charge of $10 from the Port. For further information please call the Waterfront Hotline 274-0354.
(Continued from Regular Meeting of September 1, 1994)

14. 93.179E (ROOS)
600 VAN NESS AVENUE BETWEEN GOLDEN GATE AVENUE AND WLM STREET, 550 GOLDEN GATE AVENUE AND 556 GOLDEN GATE AVENUE, Block 763, Lots 6, 7, 8, and 9. Appeal of Negative Declaration. Demolition of three buildings. Construction of a mixed use development including about 144 dwelling units for seniors in a thirteen story, 130-foot tall building. There would be a large fast food restaurant on the ground floor with a drive-through facility below grade that would have vehicular access from Golden Gate Avenue. There would be a 167 vehicle parking garage below grade and on the second, third and fourth levels. All vehicles would enter from Golden Gate Avenue and exit the building onto Elm Street; two on-site freight loading docks would be located on Elm Street. On the ground floor there would be about 9,600 gross square feet of retail space including two restaurants and about 4,100 gross sq. ft. of clinic space. The project site currently contains a McDonald's restaurant and parking lot and two one-story office/retail buildings. The project sponsor has applied for Conditional Use authorization as a Planned Unit Development for a fast food restaurant, a drive-through window, height in excess of 40 feet, less than the required dwelling unit exposure on the east side of the building, modification of bulk requirements, adjustment of rear yard requirements, additional parking, and exception to wind speed criteria.
(Continued from Regular Meeting of August 18, 1994)

15. 93.179C (NIXON)
600 VAN NESS, east side of Van Ness Avenue between Elm Street and Golden Gate Avenue, Lots 6, 7, 8, 9 in Assessor's Block 763B - Request for conditional use authorization to construct a 13 story, mixed use project after demolition of existing buildings. The project requires conditional use approval to: (a) construct a building exceeding a height of 40 feet (Section 253), (b) to provide parking in excess of code requirements (Section 243(c)(8)(I), (c) creation of a large fast food restaurant (Section 243(c)(8)(F), (d) and requesting the project be authorized as a Planned Unit Development (PUD) for exceedence of bulk limits (Section 270), exceedence of wind speed criteria (Section 243(c)(9), modification of rear yard location requirements (Section 134) and exception for dwelling unit exposure requirements (Section 140). The project site is partially in a RC-4 (Residential-Commercial, Combined High Density) District and the Van Ness Avenue Special Use District with a 130-V, Height and Bulk Designation and the easterly portion of the site is within an NC-3 (Moderate-Scale Neighborhood Commercial District) District and a 130-E Height and Bulk District.
(Continued from Regular Meeting of August 18, 1994)

16a. 94.355C (HING)
1641 LA SALLE AVENUE, southeast corner at 3rd. Street, Lot 23A in Assessor's Block 5296. Conditional Use authorization to establish a mortuary as defined under Section 790.62 of the Planning Code within an existing building in an NC-3 (Moderate Scale Neighborhood Commercial) District.

16b. 94.366V (PASSMORE)
1641 LA SALLE AVENUE, southeast corner at 3rd. Street, Lot 23A in Assessor's Block 5296 in an NC-3 (Moderate Scale Neighborhood Commercial) District.
**Parking Variance Sought**: The proposed would establish a mortuary within a two-story building previously occupied by medical services/offices. Planning Code Section 151 requires five (5) off-street parking spaces for a mortuary. Because no off-street parking is proposed by the Project Sponsor, a variance is requested to satisfy the Code requirement for off-street parking.
The subject site is approximately 2,800 square feet in size.

17. 94.401C (ANDRADE)
1635 CALIFORNIA STREET, Lot 14 in Assessor's Block 646; south side between Van Ness Avenue and Polk Street: Request for Conditional Use Authorization to establish an automobile parking garage in the Polk Street Neighborhood Commercial District. (Present use is an automobile showroom and garage.)

18. 94.441A (PAEZ)
221 GREENWICH STREET, Lot 59 in Assessor's Block 85, south side between Montgomery and Sansome Streets (the Greenwich Street Steps)m within an RH-3 (Residential House, Three-Family) District with a 40-X Height and Bulk Designation. Request for a Certificate of Appropriateness for the substantial rehabilitation of a Contributory Building within the Telegraph Hill Historic District, for which the Landmarks Preservation Advisory Board has recommended disapproval pursuant to Sections 1006.2 and 1006.7 and Appendix G, Section 7 of Article 10 of the City Planning Code.

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19. 94.484D (PASSMORE)
148 FAITH STREET, Request for Determination of Compatibility with the Bernal Heights Special Use District of Building Permit Application No. 9408948 for new construction of a one-family dwelling in an RH-1 (House, One-Family) District.

20. 94.270D (PASSMORE)
488 DAY STREET, Request for Discretionary Review of Building Permit Application No. 9310626 for a vertical and horizontal addition to a single-family dwelling in an Rh-1 (House, One-Family) District.

Adjournment

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# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING



THURSDAY
OCTOBER 6, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**

ROLL CALL: Commissioners Adams/Boomer, Fung, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

**1:30 P.M.**

A. ITEMS TO BE CONTINUED

1. 94.121C (HING)
1414 CASTRO STREET, west side between Jersey and 25th Street, Lot 02 in Assessor's Block 6539 (known as Purely Physical Fitness). Request for Conditional Use Authorization to establish a Fitness Center (defined as a Personal Services) under Section 790.116 of the Planning Code) on the second floor of an existing two story building in the 24th Street-Noe Valley Neighborhood Commercial District.
(Proposed for Continuance to October 27, 1994)

2. 94.365L (MARSH)
400 CLAYTON STREET, THE MCFARLAND RESIDENCE, northeast corner of Clayton and Oak Streets, being Lot 23 in Assessor's Block 1224 - Acting on the recommendation of the Landmark's Preservation Advisory Board to consider designation of the McFarland Residence as Landmark No.208 pursuant to Section 1004 of the City Planning Code. Lot 23 in Assessor's Block 1224 is zoned RH-3 (Residential, Three Family) District and is located within a 40-X Height and Bulk District.
(Proposed for Continuance to November 17, 1994)

3. 92.288ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS, public hearing and consideration of a resolution adopting Residential Conservation Controls as permanent controls, and presentation of refinement and modification to Department of City Planning proposed alternative to Residential Conservation Controls--Residential Code Amendments (RCA) as introduced on March 24, 1994.
(Proposed for Continuance to November 17, 1994

4. (HORTON)
RESIDENTIAL DESIGN GUIDELINES, REVISIONS, public hearing and consideration of a motion revising the Residential Design Guidelines to make them applicable to residential zoning controls.
(Proposed for Continuance to November 17, 1994)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. MINUTES -- Consideration for adoption--minutes from Regular Meeting of September 22, 1994.

D. DIRECTOR'S REPORT

6. DIRECTOR'S ANNOUNCEMENTS

7. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

8. 100 DELANO AVENUE, informational presentation of Building Permit Application no. 9410597 proposing construction of a carport at the rear of an existing single-family dwelling. The project does not encroach into required rear yard.

9. 762 - 10th AVENUE, informational presentation of Building Permit Application No. 9410311 proposing construction of a 28.5 foot addition to the rear of the property consisting of a 16.5 foot two-story addition and a 12 foot one-story addition.

10. 159 COMMONWEALTH AVENUE, informational presentation of Building Permit Application No. 9411657 proposing expansion of a rear deck and removal of an existing sunroom.

11. 339 RALSTON STREET, informational presentation of Building Permit Application No. 9409902 proposing construction of a deck (2nd floor) and stairs in the rear yard leaving 25% of the lot depth unobstructed.

F. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

12. 1700 JONES STREET, northeast corner of Jones Street and Broadway; Lot 9 in Assessor's Block 150 - Project is for a condominium conversion subdivision of six dwelling units.

G. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

13. 94.364C (PEARL)
600-690 CHESTNUT STREET, north side between Mason and Taylor Streets; Lots 34, 35 and 36 in Assessor's Block 51: -- Request for authorization of Conditional Use under Section 303.(e) of the Planning Code to modify the conditions of a previously granted authorization in the North Beach Neighborhood Commercial

14. 94.265A (MARSH)
166-178 TOWNSEND STREET (CALIFORNIA ELECTRIC LIGHT COMPANY BUILDING), a Contributory Building within the South End Historic District, being lot 12 in Assessor's Block 3788, west side between Stanford and Third Streets, located within a SLI (Service, Light Industrial) District and a 50-X Height and Bulk District. Appeal of a denial of a Certificate of Appropriateness by the Project Sponsor to the Planning Commission based upon a recommendation of the Landmarks Preservation Advisory Board pursuant to Sections 1006.2, 1006.7 and Appendix I, Section 6(C) of Article 10 of the Planning Code.
**NOTE: ON AUGUST 25, 1994, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH BY A VOTE OF 7-0. PUBLIC HEARING CLOSED.**
(Continued from Regular Meeting of September 22, 1994)

H. REGULAR CALENDAR

15a. 94.355C (HING)
1641 LA SALLE AVENUE, southeast corner at 3rd. Street, Lot 23A in Assessor's Block 5296. Conditional Use authorization to establish a mortuary as defined under Section 790.62 of the Planning Code within an existing building in an NC-3 (Moderate Scale Neighborhood Commercial) District.
(Continued from Regular Meeting of September 22, 1994)

15b. 94.355V (PASSMORE)
1641 LA SALLE AVENUE, southeast corner at 3rd. Street, Lot 23A in Assessor's Block 5296 in an NC-3 (Moderate Scale Neighborhood Commercial) District.
**Parking Variance Sought**: The proposed would establish a mortuary within a two-story building previously occupied by medical services/offices. Planning Code Section 151 requires five (5) off-street parking spaces for a mortuary. Because no off-street parking is proposed by the Project Sponsor, a variance is requested to satisfy the Code requirement for off-street parking.
The subject site is approximately 2,800 square feet in size.
(Continued from Regular Meeting of September 22, 1994)

16. 93.086C (NISHIMURA)
1902-04 FILBERT STREET, north side between Laguna and Buchanan Streets, lot 9 in Assessor's Block 518. A request for Conditional Use Authorization to legalize the conversion of four dwelling units to four guest rooms having cooking facilities and two dwelling units in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.

17. 94.420C (HING)
2301 FILLMORE STREET, northwest corner at Clay Street, Lot 04 in Assessor's Block 611, known as Alta Plaza Restaurant. Request for authorization of Conditional Use to establish Other Entertainment (as defined under Section 790.38 of the Planning Code) within an existing restaurant and bar in the Upper Fillmore Street Neighborhood Commercial District.

17. 94.420C (HING)
2301 FILLMORE STREET, northwest corner at Clay Street, Lot 04 in Assessor's Block 611, known as Alta Plaza Restaurant. Request for authorization of Conditional Use to establish Other Entertainment (as defined under Section 790.38 of the Planning Code) within an existing restaurant and bar in the Upper Fillmore Street Neighborhood Commercial District.

18. 91.312L (MARSH)
1000 CAYUGA AVENUE, BALBOA HIGH SCHOOL, north side between Onondaga, Seneca and Otsego Avenues, being Lot 1 in Assessor's Block 6958A - Acting on a transmittal by the Board of Supervisors to consider a Landmark designation of Balboa High School as Landmark No. 205 pursuant to Section 1004 of the City Planning Code. Lot 1 in Assessor's Block 6958 is zoned P/OS (Public/Open Space) District and is located within a 40-X Height and Bulk District.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

## ACCESSIBLE MEETING POLICY

**Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points around the perimeter of City Hall. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.**

# NOTICE OF CANCELLATION OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

~~THURSDAY~~
SEPTEMBER 29, 1994



**NOTICE IS HEREBY GIVEN** that the Regular Meeting of the San Francisco City Planning Commission for Thursday, September 29, 1994 has been canceled. The next Regular Meeting of the City Planning Commission will be held on Thursday, October 6, 1994.

Linda D. Avery
Commission Secretary

***NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.***

***NOTE: Items listed on this calendar will not be heard before the stated time.***

***NOTE: Although not required, Speaker Cards will be available at all Hearings. For your convenience, they can be picked up in advance of the Hearing from the Department of City Planning Reception Counter, 1660 Mission Street, 5th Floor.***

***NOTE: All original submittals must be accompanied by 12 copies and be received at the Department of City Planning Reception Counter, 1660 Mission St., 5th Floor, no later than 10:00 a.m. the Thursday (one week) prior to the scheduled public hearing. Please bring material that does not meet submittal deadline to the scheduled public hearing.***

# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING



THURSDAY
OCTOBER 13, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**

ROLL CALL: Commissioners Adams/Boomer, Fung, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

**1:30 P.M.**

A. ITEMS TO BE CONTINUED

1. 94.300C (PEARL)
3200 FILLMORE STREET, northeast corner of Greenwich Street; Lot 6A in Assessor's Block 509 -- Request for authorization of Conditional Use under Section 725.48 of the Planning Code to establish Other Entertainment (Dance Hall Keeper Permit) within an existing restaurant/bar in the Union Street Neighborhood commercial Zoning District in a 40-X Height and Bulk District.
(Continued from the Regular Meeting of September 22, 1994)
**(Proposed for continuance to October 27, 1994)**

2. 94.201E (PARKER)
3250 - 21ST STREET - **Appeal of the Preliminary Negative Declaration.** The proposed project entails the demolitions to two existing buildings and the constructions of three 3-story over garage residential buildings. Each building would contain 3 independently accessible parking spaces and two tandem spaces. Under the proposed project, the existing Lot 117 would be subdivided into three separate lots. One of the newly created lots would require a minimum lot width variance from the City Planning Code because it would not meet the required 25 foot minimum lot width (proposed new lot would be 24 feet wide). All three lots would also require a rear yard variance because the proposed decks would encroach into the required

rear yard. the project site is in an NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District.
(Continued from the Regular Meeting of September 8, 1994)
**(Proposed for continuance to November 17, 1994)**

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

3. DIRECTOR'S ANNOUNCEMENTS

4. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

5. 94.420C (HING)
2301 FILLMORE STREET, northwest corner at Clay Street, Lot 04 in Assessor's Block 611, known as Alta Plaza Restaurant. Request for authorization of Conditional Use to establish Other Entertainment (as defined under Section 790.38 of the Planning Code) within an existing restaurant and bar in the Upper Fillmore Street Neighborhood Commercial District.
**NOTE: On October 6, 1994, after receiving public testamony, the Commission closed public hearing and considered a motion to approve with conditions as proposed. There was a tie vote of +3 -3 resulting in an intent to disapprove. Commissioner Unobskey was absent.**

**2:00 P.M.**

F. REGULAR CALENDAR

6. 93.599I (SCOTT)
KAISER PERMANTE SAN FRANCISCO MEDICAL CENTER INSTITUTIONAL MASTER PLAN, 1994 - Public Hearing, The blocks bounded by Geary Boulevard, Divisadero Street, O'Farrell Street, and Lyon Street except for the northwest corner of Divisadero and O'Farrell Streets; 2139 O'Farrell Street on the south side between Broderick Street and Divisadero Street; 2350 Geary Boulevard on the north side of Geary Boulevard between Broderick Street and Baker Street (the Geary Campus of Kaiser's San Francisco Medical Center). The block bounded by Geary Boulevard, 5th Avenue, Anza Street and 6th Avenue (the French Campus of Kaiser's San Francisco Medical Center).

7. 91.355R (BADINER)
YBC PLAN AMENDMENT, **Amendments to Yerba Buena Center Redevelopment Project Area Plan:** Portions of Assessor's Blocks 3705, 3733, 3735, 3750, 3751, 3752 and 3763 - Request for a finding of Master Plan conformity for amendments to the Yerba Buena Center Plan and Design for Development to bring the controls on the outer blocks (East Blocks 3, 4 and 5, Central Block 4, and West Blocks 1, 2, 3 and 4) into closer conformance with the surrounding Planning Code controls, particularly the Downtown and South of Market controls.

8. 94.023C (HING)
1979 UNION STREET, south side between Laguna and Buchanan Streets, Lot 38 in Assessor's Block 542, known as Blue Light Cafe -- Request for Conditional Use Authorization to establish Other Entertainment (as defined by Section 790.38 of the Planning Code) within an existing restaurant and bar in the Union Street Neighborhood Commercial District.
(Continued from September 15, 1994)

9. 93.508C (HING)
PIER 7-1/2, THE EMBARCADERO, between Broadway and Vallejo Streets -- Request for Conditional Use Authorization to allow expansion of an existing full service restaurant, demolition and replacement of an adjacent pier for outdoor dining/seating and public access and reduce the off-street parking requirement for the restaurant in an M-1 (Light Industrial) District and Northern Waterfront Special Use District No. 1.
(Continued from the Regular Meeting of August 25, 1994)

10. 94.470C (GREEN)
1300 - 9TH AVENUE, Lot 39 in Assessor's Block 1763, southeast corner of Irving Street. Request for Conditional Use Authorization to establish a single retail video sales/rental shop over 4,000 squaare feet in size within an NC-2 (small scale) Neighborhood Commercial District.

**SPECIAL DISCRETIONARY REVIEW HEARING**

NOTICE **AT APPROXIMATELY 6:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING.**

**PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 6:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M ., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION**

11. 93.155DD (MONTANA)
370 DEHARO STREET, DE HARO/RHODE ISLAND LIVE/WORK AND COMMERCIAL UNITS. Discretionary Review of Site Permit Application No. 9310051S/R-2 to construct seven (7) artist live/work units and twenty-one (21) commercial units for a total of twenty-eight (28) commercial condominium units and thirty-seven (37) off-street parking spaces and one (1) off-street freight loading space to be constructed on two parcels which will consist of two buildings. This project is a revision of a project which was considered by the City Planning Commission, under Discretionary Review, on September 23, 1993, December 9, 1993 and January 20, 1994 and was approved with conditions by Motion No. 13628 on January 20, 1994. Since the Commission action, the Project Sponsor has revised the project design by decreasing the size of the live/work units from approximately 2,000 square feet to about 1,000 sq.ft. each and has increased the number of commercial units from seven (7) to twenty-one (21). The revision has been determined by Department staff to be within the parameters of the approvals given by the Commission on January 20, 1994 and has been found to be conforming to the conditions placed on the project by Motion 13628. The current Discretionary Review request was received by the Planning Department on July 22, 1994 on behalf of a business located near the project site. The Discretionary Review Applicant requests the Planning Commission's review of the revised project to insure that it does comply with the Commissions prior approvals and conditions.

12. 94.484D (PASSMORE)
148 FAITH STREET, Request for Determination of Compatibility with the Bernal Heights Special Use District of Building Permit Application No. 9408948 for new construction of a one-family dwelling in an RH-1 (House, One-Family) District.
(Continued from the Regular Meeting of September 22, 1994)

13. 94.270D (PASSMORE)
488 DAY STREET, Request for Discretionary Review of Building Permit Application No. 9310626 for a vertical and horizontal addition to a single-family dwelling in an Rh-1 (House, One-Family) District.
(Continued from the Regular Meeting of September 22, 1994)

14. 92.622DE (PASSMORE/CHAVIS)
895 EGBERT AVENUE, south side between Earl and Donahue Streets Lot 25 in Assessor's Block 4918 - Request for Discretionary Review of building permit application No. 9405424 to construct a 30,000 square foot one-story building to house an existing recycling and transfer facility.
(Continued from Regular Meeting of September 8, 1994)

15. 92.395DE (PASSMORE/CHAVIS)
1313 ARMSTRONG AVENUE, south west corner of Hawes and Armstrong Avenue, Lot 17 in Assessor's Block 4851 - Request for Discretionary Review of Building

Permit Application No. 9305166 to construct a 34,590 square foot building to enclose an existing solid waste transfer facility.
(Continued from Regular Meeting of September 8, 1994)

16. 93.641DE (PASSMORE/CHAVIS)
1390 WALLACE AVENUE, near Ingalls Street, Lot 17 in Assessor's Block 4827 - Request for Discretionary Review of Building Permit application No. 9320866 to change the use of the existing building from storage to the processing and sorting of construction debris. The proposal would include the installation of a roll-up door for vehicle entry.
(Continued from Regular Meeting of September 8, 1994)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

## ACCESSIBLE MEETING POLICY

**Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points around the perimeter of City Hall. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.**

CPC: 101394

SAN FRANCISCO
CITY PLANNING COMMISSION
NOTICE OF HEARING

Notice is hereby given to the general public that the San Francisco Medical Center of Kaiser Permanente submitted an Institutional Master Plan Update involving the property described below to the Planning Department for review as set forth in the Planning Code Section 304.5. The City Planning Commission will hold a **PUBLIC HEARING** on this item and on other matters on **Thursday, October 13, 1994, beginning at 1:30 p.m. or later (call the Commission Secretary at 558-6422, Tuesday, October 11, 1994, or thereafter for a recorded message), in Room 282, City Hall.**

**93.599I:** The blocks bounded by Geary Boulevard, Divisadero Street, O'Farrell Street, and Lyon Street except for the northwest corner of Divisadero and O'Farrell Streets; 2139 O'Farrell Street on the south side between Broderick Street and Divisadero Street; 2350 Geary Boulevard on the north side of Geary Boulevard between Broderick Street and Baker Street (the Geary Campus of Kaiser's San Francisco Medical Center). The block bounded by Geary Boulevard, 5th Avenue, Anza Street and 6th Avenue (the French Campus of Kaiser Permanente).

Section 304.5 of the Planning Code provides for a 30 day public review period for the Kaiser Institutional Master Plan. The period between publication of this notice on September 2, 1994 and October 13, 1994 will constitute the required public review period for the Kaiser Institutional Master Plan. Copies of the Kaiser Institutional Master Plan will be available for public review at the City Planning Department's library, the San Francisco Main Library and several of the City's Branch libraries. Limited copies of the Kaiser IMP will also be available at the front counter of the City Planning Department located at 1660 Mission Street upon request.

For further information, call Lois Scott at (415) 558-6317 and ask about Case Number 93.599I.

Robert W. Passmore
Assistant Director of
Planning-Implementation
(Zoning Administrator)
Planning Department
1660 Mission Street, 5th Floor
San Francisco, CA 94103

9/2/94

*NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.*

*NOTE: Items listed on this calendar will not be heard before the stated time.*

*NOTE: Although not required, Speaker Cards will be available at all Hearings. For your convenience, they can be picked up in advance of the Hearing from the Department of City Planning Reception Counter, 1660 Mission Street, 5th Floor.*

*NOTE: All original submittals must be accompanied by 12 copies and be received at the Department of City Planning Reception Counter, 1660 Mission St., 5th Floor, no later than 10:00 a.m. the Thursday (one week) prior to the scheduled public hearing. Please bring material that does not meet submittal deadline to the scheduled public hearing.*

# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING



THURSDAY
OCTOBER 20, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**

ROLL CALL: Commissioners Adams/Boomer, Fung, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

**1:30 P.M.**

A. ITEMS TO BE CONTINUED

1. 94.196C (ANDRADE)
1099 MISSISSIPPI STREET; northeast corner of Mississippi and 25th Streets; Lot 8A in Assessor's Block 4224 - Request for Conditional Use Authorization to build ten dwelling units on a 10,000 square foot lot in an M-1 (Light Industrial) District.
(Continued from Regular Meeting of September 22, 1994)
(Proposed for Continuance to November 3, 1994)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue**

**Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. Minutes - Consideration for adoption - minutes from Regular meeting of October 6, 1994.

D. DIRECTOR'S REPORT

3. DIRECTOR'S ANNOUNCEMENTS

4. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

5. 4318 - 23rd STREET, northside between Douglass and Hoffman Avenues, Lot 13 in Assessor's block 2802, RH-2 (Residential, House, Two-Family) District. Informational presentation of Building Permit Application No. 9413742 proposing the installation of a second garage door and widening an existing curbcut to serve a second dwelling unit proposed to be legalized. The property has an existing garage and curbcut, and the curbcut will be widened to approximately 19 feet to serve both garages.

F. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

6. 94.495C (HING)
1909 UNION STREET, south side between Laguna and Buchanan Street; Lot 37 in Assessor's Block 542--Request for authorization of Conditional Use to modify conditions of approval of a previous authorization (Motion No. 10192) for a nine-seat

restaurant within an existing retail bakery in the Union Street Neighborhood Commercial District.

G. REGULAR CALENDAR

7. (ROSE)
DOWNTOWN STREETSCAPE PLAN, informational presentation and public hearing on the Draft for Citizen review of the Downtown Streetscape Plan. The plan offers a general design framework for the Downtown Pedestrian Network, outlines design concepts for capital improvements, and details and extensive series of design standards and guidelines for streetscape elements.

8. 93.747C (NIXON)
1601 MISSION STREET, south side of Mission Street at South Van Ness Avenue; Lots 1, 35, 36 and 36A in Assessor's Block 3514--Request for Conditional Use Authorization to allow an automated car wash in an C-M (Heavy Commercial) District, pursuant to Planning Code Section 223(j).

9. 93.179C **PUBLIC HEARING CLOSED** (NIXON)
600 VAN NESS, east side of Van Ness Avenue between Elm Street and Golden Gate Avenue, Lots 6, 7, 8, 9 in Assessor's Block 763B - Request for conditional use authorization to construct a 13 story, mixed use project after demolition of existing buildings. The project requires conditional use approval to: (a) construct a building exceeding a height of 40 feet (Section 253), (b) to provide parking in excess of code requirements (Section 243(c)(8)(I), (c) creation of a large fast food restaurant (Section 243(c)(8)(F), (d) and requesting the project be authorized as a Planned Unit Development (PUD) for exceedence of bulk limits (Section 270), exceedence of wind speed criteria (Section 243(c)(9), modification of rear yard location requirements (Section 134) and exception for dwelling unit exposure requirements (Section 140). The project site is partially in a RC-4 (Residential-Commercial, Combined High Density) District and the Van Ness Avenue Special Use District with a 130-V, Height and Bulk Designation and the easterly portion of the site is within an NC-3 (Moderate-Scale Neighborhood Commercial District) District and a 130-E Height and Bulk District.
(Continued from Regular Meeting of September 22, 1994)

**SPECIAL DISCRETIONARY REVIEW HEARING**

**NOTICE AT APPROXIMATELY 4:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 4:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 4:30 P.M ., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION**

10. 94.089D (PASSMORE)
555-57 - 27TH STREET, construction of two 3 family dwelling units on the southern side of 27th Street between Noe and Castro.

11. 94.403D (PASSMORE)
1462 - 38TH AVENUE, plans altered during construction; windows changed and 2nd story side notchbacks filled in.

12. 94.324D (PASSMORE)
2462 FILBERT STREET, construction of a roof deck/railing and elevator, and extend central and rear stairs to the roof to an existing three-story, single-family dwelling in an RH-1 (House, One-Family) District.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

## ACCESSIBLE MEETING POLICY

**Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points around the perimeter of City Hall. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.**

CPC: 102094

***NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.***

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***NOTE: All original submittals must be accompanied by 12 copies and be received at the Department of City Planning Reception Counter, 1660 Mission St., 5th Floor, no later than 10:00 a.m. the Thursday (one week) prior to the scheduled public hearing. Please bring material that does not meet submittal deadline to the scheduled public hearing.***

# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
OCTOBER 27, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**

ROLL CALL: Commissioners Adams/Boomer, Fung, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

**1:30 P.M.**

A. ITEMS TO BE CONTINUED

1. 94.300C (PEARL)
3200 FILLMORE STREET, northeast corner of Greenwich Street; Lot 6A in Assessor's Block 509 -- Request for authorization of Conditional Use under Section 725.48 of the Planning Code to establish Other Entertainment (Dance Hall Keeper Permit) within an existing restaurant/bar in the Union Street Neighborhood commercial Zoning District in a 40-X Height and Bulk District.
(Continued from the Regular Meeting of October 13, 1994)
**(Proposed for continuance to November 10, 1994)**

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public

Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. Minutes - Consideration for adoption - minutes from Regular meeting of October 13, 1994.

D. DIRECTOR'S REPORT

3. DIRECTOR'S ANNOUNCEMENTS

4. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

5. 93.180C (PASSMORE)
**Consideration of reopening public hearing on November 3, 1994 in connection with the scheduled Zoning Administrator's Rear Yard Variance for the following case.** 115 TELEGRAPH HILL BOULEVARD AND 361-377 FILBERT STREET, Lots 34, 35 and 36 in Assessor's Block 105 - Request for conditional use authorization to allow seven dwelling units.
(Continued from the Regular Meeting of September 22, 1994 to November 3, 1994)
NOTE: **On August 11, 1994, after receiving public testimony, the Commission closed the public hearing and continued this matter to September 22, 1994 by a vote of +7-0.**

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

6. 117 VASQUEZ AVENUE, informational presentation of Building Permit Application No. 9411252 proposing construction of a one-story addition to the rear of the existing single-family dwelling.

F. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

7. 94.420C (HING)
2301 FILLMORE STREET, northwest corner at Clay Street, Lot 04 in Assessor's Block 611, known as Alta Plaza Restaurant. Request for authorization of Conditional Use to establish Other Entertainment (as defined under Section 790.38 of the Planning Code) within an existing restaurant and bar in the Upper Fillmore Street Neighborhood Commercial District.
NOTE: **On October 6, 1994, after receiving public testimony, the Commission closed public hearing and considered a motion to approve with conditions as proposed. There was a tie vote of +3 -3 resulting in an intent to disapprove. Commissioner Unobskey was absent.**

**NOTE: On October 13, 1994, Commissioner Prowler rescinded his motion made on 10/6 to approve with conditions as proposed. The Commission then passed a motion to approve with modified conditions that include noise abatement measures and a review of the project before the Commission in one year. The motion was passed by a vote of +4 -2. Voting no were Commissioners Levine and Martin. Commissioner Unobskey was absent.**

**2:15 P.M.**

G. REGULAR CALENDAR

8. 93.508C (HING)
PIER 7-1/2, THE EMBARCADERO, between Broadway and Vallejo Streets -- Request for Conditional Use Authorization to allow expansion of an existing full service restaurant, demolition and replacement of an adjacent pier for outdoor dining/seating and public access and reduce the off-street parking requirement for the restaurant in an M-1 (Light Industrial) District and Northern Waterfront Special Use District No. 1.
(Continued from the Regular Meeting of October 13, 1994)

9. 94.121C (HING)
1414 CASTRO STREET, west side between Jersey and 25th Street, Lot 02 in Assessor's Block 6539 (known as Purely Physical Fitness). Request for Conditional Use Authorization to establish a Fitness Center (defined as a Personal Services) under Section 790.116 of the Planning Code) on the second floor of an existing two story building in the 24th Street-Noe Valley Neighborhood Commercial District.
(Continued from Regular Meeting of October 6, 1994)

10. 94.023C (HING)
1979 UNION STREET, south side between Laguna and Buchanan Streets, Lot 38 in Assessor's Block 542, known as Blue Light Cafe -- Request for Conditional Use Authorization to establish Other Entertainment (as defined by Section 790.38 of the Planning Code) within an existing restaurant and bar in the Union Street Neighborhood Commercial District.
(Continued from Calendar of September 15, 1994)
**NOTE: On June 9, 1994, after receiving public testimony, the Commission closed the public hearing and continued this matter to September 15, 1994 by a vote of +5-0. Commissioners Boldridge and Martin were absent. This case has been re-advertised since initial hearing on June 9, 1994.**

11. 94.457C (HING)
1326 GRANT AVENUE, east side between Vallejo and Green Street, Lot 28 in Assessor's Block 132, known as the Gathering Cafe. Request for authorization of Conditional Use to establish Other Entertainment (as defined under Section 790.38 of the Planning Code) within an existing small self-service restaurant in the North Beach Neighborhood Commercial District.

12. 93.571CV (BERKOWITZ)
2555 MISSION STREET, east side between 21st and 22nd Streets; Lot 23 in Assessor's Block 3615 - Request for Conditional Use Authorization to develop a site

in excess of 10,000 square feet within an Nc-3 Moderate Scale Neighborhood Commercial District and to reduce the off-street parking requirements for dwelling units in NC districts and for OFF-STREET PARKING and DWELLING UNIT EXPOSURE VARIANCES SOUGHT.

**SPECIAL DISCRETIONARY REVIEW HEARING**

NOTICE **AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 5:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M ., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION**

13. 93.155DD **PUBLIC HEARING CLOSED** (MONTANA)
370 DEHARO STREET, DE HARO/RHODE ISLAND LIVE/WORK AND COMMERCIAL UNITS. Discretionary Review of Site Permit Application No. 9310051S/R-2 to construct seven (7) artist live/work units and twenty-one (21) commercial units for a total of twenty-eight (28) commercial condominium units and thirty-seven (37) off-street parking spaces and one (1) off-street freight loading space to be constructed on two parcels which will consist of two buildings. This project is a revision of a project which was considered by the City Planning Commission, under Discretionary Review, on September 23, 1993, December 9, 1993 and January 20, 1994 and was approved with conditions by Motion No. 13628 on January 20, 1994. Since the Commission action, the Project Sponsor has revised the project design by decreasing the size of the live/work units from approximately 2,000 square feet to about 1,000 sq.ft. each and has increased the number of commercial units from seven (7) to twenty-one (21). The revision has been determined by Department staff to be within the parameters of the approvals given by the Commission on January 20, 1994 and has been found to be conforming to the conditions placed on the project by Motion 13628. The current Discretionary Review request was received by the Planning Department on July 22, 1994 on behalf of a business located near the project site. The Discretionary Review Applicant requests the Planning Commission's review of the revised project to insure that it does comply with the Commissions prior approvals and conditions. (Continued from Regular Meeting of October 13, 1994)

14. 94.513D (PASSMORE)
2925 PIERCE STREET, Lot 5 in block 536 - Request for staff initiated Discretionary Review of Building Permit Application No. 9410986 to convert 6 units into 2 dwelling units. Eliminate kitchens in units #3, #4, #5, and #6; combine units #3, #4, and #5 into unit 2. Remove unit #6, maintain unit #1.

15. 94.353D (PASSMORE)
142 BONVIEW, west side of Bonview between Eugenia and dead end street - Lot 13 in Assessor's Block 5619 - Request for Discretionary Review of Building Permit Application No. 9403756 for a second story residential addition, to repair existing deck and enclose garage in an RH-1 District.

16. 94.430D (PASSMORE)
729 DOUGLAS STREET, Lot 26 in Assessor's Block 2830 - Request for Discretionary Review of Building Permit Application No. 9407079 to add 4th story and horizontal extension of building to front property line in a RH-2 District.

17. 94.154D (PASSMORE)
523-9TH AVENUE, Lot 6 in Assessor's Block 1552 - Request for Discretionary Review of Building Permit Application No. 9402924 for converting an existing rear yard tool shed, being illegally used as a dwelling unit, into storage in an RH-1 (House, One-Family) District.

Adjournment

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CPC: 102794

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# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

**THURSDAY**
**NOVEMBER 3, 1994**
**ROOM 282, CITY HALL**
**1:30 P.M.**



ROLL CALL: Commissioners Adams/Boomer, Fung, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

**1:30 P.M.**

A. ITEMS TO BE CONTINUED

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

1. Minutes - Consideration for adoption - minutes from Regular meeting of October 20, 1994.

D. DIRECTOR'S REPORT

2. (PASSMORE)
HONG ON TONG HEADQUARTERS BUILDING ON JACKSON/KEARNY STREETS - DESIGN CHANGE

3. DIRECTOR'S ANNOUNCEMENTS

4. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

5. 530-540-550 and 560 GRIFFITH STREET, informational presentation of Building Permit Application No. 8905355-89053600 and 8919601 for construction of four single family dwellings one story over garage and accessory rooms and covering 75% of the total lot depth.

6. 3444 WASHINGTON STREET, informational presentation of Building Permit Application No. 9404817 to enlarge existing roof dormers, add rear deck and stairs and to replace windows.

7. 1932 BAKER STREET, informational presentation of Building Permit Application No.9408986 to convert a portion of the ground floors to a two-car garage with two separate garage door openings, each having a width of eight (8) feet for a total of sixteen (16) feet. The proposal also includes the alteration and expansion of the existing three-story over basement, two-unit dwelling to a four-story, two unit dwelling. Section 510 (b) of the Neighborhood Conservation Interim Controls (NCIC) limits the maximum garage door width to 12 feet. The applicant is proposing two doors totalling 16 feet.

8. 386 HILL STREET, informational presentation of Building Permit Application No. 9410578 proposal to add a small addition at the rear, not extending any further into the lot than the end wall of the current building.

9. 3712 JACKSON STREET, informational presentation of Building Permit Application No. 9413861 proposing construction of a one story deck at the rear, approximately 14 feet wide by 10 feet deep, leaving a rear yard of 25% lot depth with stairs to grade.

F. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

10. 94.488C (ANDRADE)
61 WEST PORTAL AVENUE, east side, Lot 24A in Assessor's Block 2979A. Request for conditional use authorization to establish a retail stock brokerage office defined as Business or Professional Service by Section 790.108 of the Planning Code in the first floor of an existing building in the West Portal Avenue Neighborhood Commercial District.

F. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

11. 94.355C (HING)
1641 LA SALLE AVENUE, southeast corner at 3rd. Street, Lot 23A in Assessor's Block 5296. Conditional Use authorization to establish a mortuary as defined under Section 790.62 of the Planning Code within an existing building in an NC-3 (Moderate Scale Neighborhood Commercial) District.
(Continued from Regular Meeting of October 6, 1994)
**NOTE: ON OCTOBER 6, 1994, THE PLANNING COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE 4-2. COMMISSIONERS FUNG AND MARTIN VOTED NO. COMMISSIONER UNOBSKEY WAS ABSENT.**

G. REGULAR CALENDAR

12. 93.155DD **PUBLIC HEARING CLOSED** (MONTANA)
370 DEHARO STREET, DE HARO/RHODE ISLAND LIVE/WORK AND COMMERCIAL UNITS. Discretionary Review of Site Permit Application No. 9310051S/R-2 to construct seven (7) artist live/work units and twenty-one (21) commercial units for a total of twenty-eight (28) commercial condominium units and thirty-seven (37) off-street parking spaces and one (1) off-street freight loading space to be constructed on two parcels which will consist of two buildings. This project is a revision of a project which was considered by the City Planning Commission, under Discretionary Review, on September 23, 1993, December 9, 1993 and January 20, 1994 and was approved with conditions by Motion No. 13628 on January 20, 1994. Since the Commission action, the Project Sponsor has revised the project design by decreasing the size of the live/work units from approximately 2,000 square feet to about 1,000 sq.ft. each and has increased the

number of commercial units from seven (7) to twenty-one (21). The revision has been determined by Department staff to be within the parameters of the approvals given by the Commission on January 20, 1994 and has been found to be conforming to the conditions placed on the project by Motion 13628. The current Discretionary Review request was received by the Planning Department on July 22, 1994 on behalf of a business located near the project site. The Discretionary Review Applicant requests the Planning Commission's review of the revised project to insure that it does comply with the Commissions prior approvals and conditions.
(Continued from Regular Meeting of October 27, 1994)

13. 94.464P (D.WONG)
1271 - 48TH AVENUE, west side between Lincoln Way and Irving Street, Lots 68 and 69 in Assessor's Block 1702 --- Request for Coastal Development Permit to renew a previous coastal development authorization, **Case No. 90.047P**, and to modify Conditions of Approval under **Motion No. 13055**.

14a. 93.180C (NIXON)
115 TELEGRAPH HILL BOULEVARD AND 361-377 FILBERT STREET, south side at the top of the Filbert Steps between Montgomery and Kearny Streets, Lots 34, 35 and 36 in Assessor's Block 105 - Request for conditional use authorization to allow seven dwelling units on a 7,536 square foot parcel pursuant to Planning Code Section 209.1(h) on a parcel zoned RH-3 (House, Three Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of September 22, 1994)

14b. 93.180V (NIXON)
361-377 FILBERT STREET and 115 TELEGRAPH HILL BOULEVARD, south side at the top of the Filbert Street Steps between Montgomery and Kearny Streets; Lots 34, 35 and 36 in Assessor's Block 105 in an Rh-3 (Residential, House, Three-Family) District.

**REAR YARD VARIANCE SOUGHT:** The proposal consists of demolition of four vacant residential buildings containing nine dwelling units, merger of three lots into one, construction of a six-story, six-dwelling unit building containing seven parking spaces at the front of the site, and rehabilitation of a vacant noncomplying structure located entirely within the required rear yard of lot 36. Lots 34 and 35 are each 82.5 feet in depth; lot 36 is 110 feet in depth. The proposed new building encroaches into the required rear yard. The noncomplying structure expansion is also within the required rear yard.

15. 94.196C (ANDRADE)
1099 MISSISSIPPI STREET; northeast corner of Mississippi and 25th Streets; Lot 8A in Assessor's Block 4224 - Request for Conditional Use Authorization to build ten dwelling units on a 10,000 square foot lot in an M-1 (Light Industrial) District.
(Continued from Regular Meeting of October 20, 1994)

16. **93.584C** (MILLER)
2187 QUESADA AVENUE, southwest side between Selby and Rankin Streets, Lots 28 and 29 in Assessor's Block 5334 - Request for authorization of a CONDITIONAL USE to permit RECONSTRUCTION AND EXPANSION OF A CHURCH (First

Samoan Full Gospel Pentecostal Church) consisting of the demolition of an existing dwelling unit and unapproved outbuildings and the construction of a new church building, two stories and approximately 32 feet in height, with approximately 3,750 square feet of floor area per story, with a sanctuary seating 198 on the upper floor and a community room and church offices on the lower floor, in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District, also requiring a Variance of the front set-back requirements of the City Planning Code.

**3:30 P.M.**

17. WORKSHOP ON ARTISTS' LIVE/WORK USE IN THE NORTHEAST MISSION INDUSTRIAL ZONE (NEMIZ), Planning Department staff, at the request of the City Planning Commission, is developing a policy to promote and protect industrial uses in the NEMIZ. Policy considerations include the discouragement of all residential uses and certain specific type of artist live/work units in a portion of the NEMIZ's industrially-zoned district. The workshop will provide the opportunity for the Commission and members of the public to discuss issues related to live/work units in that area, including clarification on what differentiates artists' live/work units from "live/work lifestyle" units, and how live/work development affects the industrial base of the NEMIZ.

**SPECIAL DISCRETIONARY REVIEW HEARING**

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18. 94.430D **PUBLIC HEARING CLOSED** (PASSMORE)
729 DOUGLAS STREET, Lot 26 in Assessor's Block 2830 - Request for Discretionary Review of Building Permit Application No. 9407079 to add 4th story and horizontal extension of building to front property line in a RH-2 District.
(Continued from Regular Meeting of October 27, 1994)

19. 94.461D (FUNG)
1248-50 MONTGOMERY STREET, east side between Union and Green Streets, lot 43 in Assessor's Block 113 - Request for Discretionary Review of Building Permit Application No. 9410169 to construct a second garage door and curbcut to the front of the two story over garage, three unit building. The structure is located in an RH-3 (House, Three-Family) District.

20. 92.622DE (PASSMORE/CHAVIS)
895 EGBERT AVENUE, south side between Earl and Donahue Streets Lot 25 in Assessor's Block 4918 - Request for Discretionary Review of building permit application No. 9405424 to construct a 30,000 square foot one-story building to house an existing recycling and transfer facility.
(Continued from Regular Meeting of October 13, 1994)

21. 92.395DE (PASSMORE/CHAVIS)
1313 ARMSTRONG AVENUE, south west corner of Hawes and Armstrong Avenue, Lot 17 in Assessor's Block 4851 - Request for Discretionary Review of Building Permit Application No. 9305166 to construct a 34,590 square foot building to enclose an existing solid waste transfer facility.
(Continued from Regular Meeting of October 13, 1994)

22 93.641DE (PASSMORE/CHAVIS)
1390 WALLACE AVENUE, near Ingalls Street, Lot 17 in Assessor's Block 4827 - Request for Discretionary Review of Building Permit application No. 9320866 to change the use of the existing building from storage to the processing and sorting of construction debris. The proposal would include the installation of a roll-up door for vehicle entry.
(Continued from Regular Meeting of October 13, 1994)

Adjournment

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# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
NOVEMBER 10, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**



ROLL CALL: Commissioners Adams/Boomer, Fung, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

**1:30 P.M.**

A. ITEMS TO BE CONTINUED

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

1. Minutes - Consideration for adoption - minutes from Regular meeting of October 27, 1994.

D. DIRECTOR'S REPORT

2. DIRECTOR'S ANNOUNCEMENTS

(MONTANA)

a. Status Report of Civic Center Public Building Improvements

b. 18th Street/Arkansas Street, Planned Unit Development Subdivision, Response to Public Coments at November 3, City Planning Commission Hearing

3. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

4. 2334-35th AVENUE,informational presentation of Building Permit Application No. 9412783 proposing to remove and replace a rear yard deck.

F. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

5. 60 ELLIS STREET, Informational presentation of application for a permit to erect a Sign (No.9417454) proposing a directly illuminated sign with an area of 43.30 square fee (6.58' long and 6.58' high), located over an existing sign projecting 6'-7" over the public side walk and with an overall height of 57'. The zoning district where the property is located is Public (P).

6. 123 O'FARRELL STREET, Informational presentation of application for a permit to erect a Sign (No.9417455) proposing a directly illuminated sign with an area of 43.30 square fee (6.58' long and 6.58' high), located over an existing sign projecting 6'-7" over the public side walk and with an overall height of 57'. The zoning district where the property is located is Public (P).

7. 360 SUTTER STREET, informational presentation of application for a permit to erect a Sign (No. 9416791), proposing a directly illuminate sign, wieth an area of 14 sq. ft. (6.0' long and 2.5' high), being the bottom of the sign approximately 19' off the ground and having a projection of 0'-0" over the public side walk.

F. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

8. 94.265A (MARSH)
166-178 TOWNSEND STREET (CALIFORNIA ELECTRIC LIGHT COMPANY BUILDING), a Contributory Building within the South End Historic District, being lot 12 in Assessor's Block 3788, west side between Stanford and Third Streets, located within a SLI (Service, Light Industrial) District and a 50-X Height and Bulk District. Appeal of a denial of a Certificate of Appropriateness by the Project Sponsor to the Planning Commission based upon a recommendation of the Landmarks Preservation Advisory Board pursuant to Sections 1006.2, 1006.7 and Appendix I, Section 6(C) of Article 10 of the Planning Code.
(Continued from Regular Meeting of October 6, 1994)
**NOTE: ON AUGUST 25, 1994, THE COMMISSION CLOSED THE PUBLIC HEARING AND PASSED A MOTION OF INTENT TO APPROVE A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH BY A VOTE OF 7-0.**

9. **93.584C** (MILLER)
2187 QUESADA AVENUE, southwest side between Selby and Rankin Streets, Lots 28 and 29 in Assessor's Block 5334 - Request for authorization of a CONDITIONAL USE to permit RECONSTRUCTION AND EXPANSION OF A CHURCH (First Samoan Full Gospel Pentecostal Church) consisting of the demolition of an existing dwelling unit and unapproved outbuildings and the construction of a new church building, two stories and approximately 32 feet in height, with approximately 3,750 square feet of floor area per story, with a sanctuary seating 198 on the upper floor and a community room and church offices on the lower floor, in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District, also requiring a Variance of the front set-back requirements of the City Planning Code.
(Continued from Regular Meeting November 3, 1994)
**NOTE: ON NOVEMBER 3, 1994 THE PLANNING COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 6-0. COMMISSIONER LOWENBERG WAS ABSENT.**

**2:30 P.M.**

G. REGULAR CALENDAR

10. (FELTHAM)
SAN FRANCISCO TRIP STORE - OPERATOR SELECTION, Approval of a Resolution authorizing the Director of Planning to enter into a contract with Crain and Associates for a sum of $100,000 in Transportation Authority and state funding. As operator, Crain and Associates will be responsible for the redesign, management and operation of the San Francisco Trip Store booths at the Montgomery and Embarcadero subway stations in downtown San Francisco.

11. WORKSHOP ON ARTISTS' LIVE/WORK USE IN THE NORTHEAST MISSION INDUSTRIAL ZONE (NEMIZ), Planning Department staff, at the request of the City Planning Commission, is developing a policy to promote and protect industrial uses in the NEMIZ. Policy considerations include the discouragement of all residential uses and certain specific type of artist live/work units in a portion of the NEMIZ's industrially-zoned district. The workshop will provide the opportunity for the Commission and members of the public to discuss issues related to live/work units in that area, including clarification on what differentiates artists' live/work units from "live/work lifestyle" units, and how live/work development affects the industrial base of the NEMIZ.

12. (CHIONG)
DISCRETIONARY REVIEW GUIDELINES FOR RESIDENTIAL & LIVE/WORK IN NEMIZ, presentation of policy to protect portion of the Northeast Mission Industrial Zone (NEMIZ) from Residential Developments and Artist Live/work projects in newly constructed buildings or in conversions of commercial structures which would result in ten or more new live/work units.

13. (MONTANA)
STATE OF CALIFORNIA GSA/OPDM OFFICE BUILDINGS AT 350 McALLISTER STREET AND 455 GOLDEN GATE AVENUE
Informational presentation by representatives of the State GSA/OPDM on the status of the seismic strengthening and restoration of the landmark 350 McAllister Street building and the status of the selected design of the 800,000 net square feet replacement office building for the 455 Golden Gate Avenue site. Please note that the San Francisco City Planning Commission will **not** hold a public hearing on the Draft Environmental Impact Report (DEIR) for this proposed development. Rather, the San Francisco State Building Authority, a Joint Powers Board comprised of San Francisco Redevelopment Agency and State GSA/OPDM representatives, will hold a public hearing on the DEIR in at 2:00 p.m., Tuesday, December 6, 1994 in the auditorium of the Edmund G. Brown State Office Building at 505 Van Ness Avenue.

14. 94.300C **PUBLIC HEARING CLOSED** (PEARL)
3200 FILLMORE STREET, northeast corner of Greenwich Street; Lot 6A in Assessor's Block 509 -- Request for authorization of Conditional Use under Section 725.48 of the Planning Code to establish Other Entertainment (Dance Hall Keeper

Permit) within an existing restaurant/bar in the Union Street Neighborhood commercial Zoning District in a 40-X Height and Bulk District.
(Continued from the Regular Meeting of October 27, 1994)

15. 94.023C (HING)
1979 UNION STREET, south side between Laguna and Buchanan Streets, Lot 38 in Assessor's Block 542, known as Blue Light Cafe -- Request for Conditional Use Authorization to establish Other Entertainment (as defined by Section 790.38 of the Planning Code) within an existing restaurant and bar in the Union Street Neighborhood Commercial District.
(Continued from Calendar of October 27, 1994)
**NOTE: On June 9, 1994, after receiving public testimony, the Commission closed the public hearing and continued this matter to September 15, 1994 by a vote of +5-0. Commissioners Boldridge and Martin were absent.**

16. 94.477C (HING)
1542 - 42ND AVENUE, east side between Kirkham and Lawton Street, Lot 10 in Assessor's Block 1887. Request for Conditional Use authorization to establish a child care facility providing less than 24-hour care for 13 or more children by licensed personnel in an RH-1 (One-Family Residential) District pursuant to Planning Code Section 209.3(f).

17. 94.248Z (NIXON)
2430 CHESTNUT STREET, north side between Broderick and Divisadero Streets; Lot 12 in Assessor's Block 930. Request for reclassification of one lot (at the above location) from an RH-3 (Residential, House, Three Family District to an NC-2 (Small- Scale Neighborhood Commercial) District pursuant to Planning Code Section 302.

18. 94.196C **PUBLIC HEARING CLOSED** (ANDRADE)
1099 MISSISSIPPI STREET; northeast corner of Mississippi and 25th Streets; Lot 8A in Assessor's Block 4224 - Request for Conditional Use Authorization to build ten dwelling units on a 10,000 square foot lot in an M-1 (Light Industrial) District.
(Continued from Regular Meeting of November 3, 1994)

**SPECIAL DISCRETIONARY REVIEW HEARING**

NOTICE **AT APPROXIMATELY 6:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 6:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M ., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION**

19. 94.478D (PASSMORE)
125 LOWER TERRACE, south side between Saturn and roosevelt Way, Lot 49 in Assessor's Block 2627 - Request for Discretionary Review of Building Permit

Application No. 9409974 to construct a second story addition at the rear of the building and to expand the existing garage. The structure is located in an Rh-2 (House, One-Family) District.

20. 94.494D (PASSMORE)
1978 - 42ND AVENUE, east side between Ortega and Pacheco Streets, Lot 16 in Assessor's Block 2093 - Request for Discretionary Review of Building Permit Application No. 9409163 to construct a twenty-two (22) foot, two story rear addition to the existing two-story single family dwelling. The structure is located in an RH-1 (House, One-Family) District.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

## ACCESSIBLE MEETING POLICY

**Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points around the perimeter of City Hall. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.**

*NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.*

*NOTE: Items listed on this calendar will not be heard before the stated time.*

*NOTE: Although not required, Speaker Cards will be available at all Hearings. For your convenience, they can be picked up in advance of the Hearing from the Department of City Planning Reception Counter, 1660 Mission Street, 5th Floor.*

*NOTE: All original submittals must be accompanied by 12 copies and be received at the Department of City Planning Reception Counter, 1660 Mission St., 5th Floor, no later than 10:00 a.m. the Thursday (one week) prior to the scheduled public hearing. Please bring material that does not meet submittal deadline to the scheduled public hearing.*

# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
NOVEMBER 17, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**

ROLL CALL: Commissioners Adams/Boomer, Fung, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

**1:30 P.M.**



A. ITEMS TO BE CONTINUED

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

1. Minutes - Consideration for adoption - minutes from Regular meeting of November 3, 1994.

D. DIRECTOR'S REPORT

2. DIRECTOR'S ANNOUNCEMENTS

3. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

4. 251 TOCOLOMA AVENUE, informational presentation of Building Permit Application No. 9415990 proposing a new deck on the 2nd floor at the rear of the building.

5. 476 DUNCAN STREET, North side between Noe and Sanchez Streets, Lot 19 in Assessor's Block 6591, RH-2 (Residential House, Two-Family) District. Informational presentation of Building Permit Application No. 9413364 proposing enlargement of a single level deck and stairs at the rear of a three-story single-family dwelling.

F. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

6. 94.534C (HING)
2893 MISSION STREET, northeast corner at 25th Street, Lot 37 in Assessor's Block 6517, known as La Parrilla Suiza. Request for Conditional Use authorization to establish a Small Self-Service Restaurant as defined by Section 790.91 of the Planning Code in an NC-3 (Moderate Scale) Neighborhood Commercial District and Mission Street Fast Food Subdistrict.

F. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

7. 94.420C (HING)
2301 FILLMORE STREET, northwest corner at Clay Street, Lot 04 in Assessor's Block 611, known as Alta Plaza Restaurant. Request for authorization of Conditional Use to establish Other Entertainment (as defined under Section 790.38 of the Planning Code) within an existing restaurant and bar in the Upper Fillmore Street Neighborhood Commercial District.
**NOTE: On October 6, 1994, after receiving public testimony, the Commission closed public hearing and considered a motion to approve with conditions as proposed. There was a tie vote of +3 -3 resulting in an intent to disapprove. Commissioner Unobskey was absent.**
**NOTE: On October 13, 1994, Commissioner Prowler rescinded his motion made on 10/6 to approve with conditions as proposed. The Commission then passed a motion of intent to approve with conditions that include noise abatement measures and a review of the project before the Commission in one year. The motion was passed by a vote of +4 -2. Voting no were Commissioners Levine and Martin. Commissioner Unobskey was absent.**
**(Continued from the Regular Meeting of October 27, 1994)**

8. 93.180C (NIXON)
115 TELEGRAPH HILL BOULEVARD AND 361-377 FILBERT STREET, south side at the top of the Filbert Steps between Montgomery and Keamy Streets, Lots 34, 35 and 36 in Assessor's Block 105 - Request for conditional use authorization to allow seven dwelling units on a 7,536 square foot parcel pursuant to Planning Code Section 209.1(h) on a parcel zoned RH-3 (House, Three Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of November 3, 1994)
**NOTE: On November 3, 1994, after receiving public testimony, the Commission closed public hearing and passed a motion of intent to approve with conditions by a vote of +7 -0.**

G. REGULAR CALENDAR

9. 94.201E (PARKER)
3250 - 21ST STREET - **Appeal of the Preliminary Negative Declaration.** The proposed project entails the demolitions to two existing buildings and the constructions of three 3-story over garage residential buildings. Each building would contain 3 independently accessible parking spaces and two tandem spaces. Under the proposed project, the existing Lot 117 would be subdivided into three separate lots. All three newly created lots would require a minimum lot width variance from the City Planning Code because the proposed lot widths for each lot (24 feet - 8 inches) do meet the code required 25 foot minimum lot width. All three lots would also require a rear yard variance because the proposed decks would encroach into the required rear yard. The project site is in an NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District.
(Continued from the Regular Meeting of October 13, 1994)

10. 94.354I (SCOTT)
LAGUNA HONDA INSTITUTIONAL MASTER PLAN, Information public hearing in accordance with the requirements of Section 304.5 of the San Francisco Planning Code. **375 Laguna Honda Boulevard, between Clarendon Avenue and Woodside Avenue and encompassing an irregularly shaped 62 acre site on the upper western slope of Twin Peaks.** The site and its buildings are owned and operated as a 1,172 bed skilled and acute care nursing facility by the City and County of San Francisco. Proposed in the Plan is a three phase replacements project accommodating a similar number of patients and involving circulation improvements.

11. (FELTHAM)
SAN FRANCISCO TRIP STORE - OPERATOR SELECTION, Approval of a Resolution authorizing the Director of Planning to enter into a contract with Crain and Associates for a sum of $100,000 in Transportation Authority and state funding. As operator, Crain and Associates will be responsible for the redesign, management and operation of the San Francisco Trip Store booths at the Montgomery and Embarcadero subway stations in downtown San Francisco.
(Continued from the Regular Meeting of November 10, 1994)

12. 94.365L (MARSH)
400 CLAYTON STREET, THE MCFARLAND RESIDENCE, northeast corner of Clayton and Oak Streets, being Lot 23 in Assessor's Block 1224 - Acting on the recommendation of the Landmark's Preservation Advisory Board to consider designation of the McFarland Residence as Landmark No.208 pursuant to Section 1004 of the City Planning Code. Lot 23 in Assessor's Block 1224 is zoned RH-3 (Residential, Three Family) District and is located within a 40-X Height and Bulk District.
(Continued from Regular Meeting of October 6, 1994)

13. (MANAGEMENT STAFF)
FIRST QUARTER REPORT FOR FISCAL YEAR 1994-95 -- Presentation of the Department's first quarter report for fiscal year 1994-95.

4:00 P.M.

14. (BASH)
**1010 SOUTH VAN NESS AVENUE,** southwest corner at 21st Street, Lots 1 and 1A in Assessor's Block 3615: Public Hearing to receive presentations and comments, and provide early feedback and direction as appropriate, with respect to a preliminary proposal to construct 30 housing units for low-income families. Ten units would be occupied by families with one or more members with HIV/AIDS. The building(s) would be two to four stories of residential occupancy, with between 22 and 30 parking spaces, depending upon further design development. The property is within an RM-1 (Mixed Residential, Low Density) and RM-2 (Mixed Residential, Moderate Density) District. This hearing has been requested by the project sponsor, the Mission Housing Development Corporation.

5:00 P.M.

15. 92.288ET (PASSMORE)
RESIDENTIAL CONSERVATION CONTROLS, public hearing and consideration of a resolution adopting Residential Conservation Controls as permanent controls, and presentation of refinement and modification to Department of City Planning proposed alternative to Residential Conservation Controls--Residential Code Amendments (RCA) as introduced on March 24, 1994.
(Continued from Regular Meeting of October 6, 1994

16. (PASSMORE)
RESIDENTIAL DESIGN GUIDELINES, REVISIONS, public hearing and consideration of a motion revising the Residential Design Guidelines to make them applicable to residential zoning controls.
(Continued from Regular Meeting of October 6, 1994)

**SPECIAL DISCRETIONARY REVIEW HEARING**

NOTICE **AT APPROXIMATELY 7:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 7:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 7:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION**

17. 94.299D (PASSMORE)
3644 ANZA STREET, south side between Cherry and Maple, Lot 18 in Assessor's Block 1517 - Request for Discretionary Review of Building Permit Application No. 9322360 for demolition of an existing one story single family dwelling and replace it with a new three-story over garage three-family dwelling.

18. 94.478D (PASSMORE)
125 LOWER TERRACE, south side between Saturn and Roosevelt Way, Lot 49 in Assessor's Block 2627 - Request for Discretionary Review of Building Permit Application No. 9409974 to construct a second story addition at the rear of the building and to expand the existing garage. The structure is located in an Rh-2 (House, One-Family) District.
(Continued from the Regular Meeting of November 10, 1994)

19. 94.522D (PASSMORE)
339 RALSTON STREET, west side between Garfield and Shields, Lot 12 in Assessor's Block 7003 - Request for Discretionary Review of Building Permit Application No. 9409902 to construct a deck (2nd floor) and stairs in the rear yard, leaving 25% of the lot depth unobstructed.

20. 94.533D (PASSMORE)
576 EUREKA STREET, east side between Cherry and Maple, Lot 18 in Assessor's Block 1517 - Request for Discretionary Review of Building Permit Application No. 9322360 for demolition of an existing one story single family dwelling and replace it with a new three-story over garage three-family dwelling in an RM-1 (Residential Mixed) District.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

## ACCESSIBLE MEETING POLICY

**Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points around the perimeter of City Hall. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.**

CPC: 111794

# ADDENDUM

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
NOVEMBER 17, 1994
ROOM 282, CITY HALL
1:30 P.M.



**1:30 P.M.**

A. **ITEMS TO BE CONTINUED**

1. 94.265A (MARSH)
166-178 TOWNSEND STREET (CALIFORNIA ELECTRIC LIGHT COMPANY BUILDING), a Contributory Building within the South End Historic District, being lot 12 in Assessor's Block 3788, west side between Stanford and Third Streets, located within a SLI (Service, Light Industrial) District and a 50-X Height and Bulk District. Appeal of a denial of a Certificate of Appropriateness by the Project Sponsor to the Planning Commission based upon a recommendation of the Landmarks Preservation Advisory Board pursuant to Sections 1006.2, 1006.7 and Appendix I, Section 6(C) of Article 10 of the Planning Code.
(Continued from Regular Meeting of October 6, 1994)
**NOTE: ON AUGUST 25, 1994, THE COMMISSION CLOSED THE PUBLIC HEARING AND PASSED A MOTION OF INTENT TO APPROVE A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH BY A VOTE OF 7-0.**
**(Continued from the Regular Meeting of November 10, 1994)**
**(Proposed for Indefinite Continuance. Possible Hearing in March or April 1995)**

Meeting...

# NOTICE OF CANCELLATION



**CITY AND COUNTY OF SAN FRANCISCO**
**CITY PLANNING COMMISSION**
REGULAR MEETING
THURSDAY
NOVEMBER 24, 1994

**NOTICE IS HEREBY GIVEN** that the Regular Meeting of the San Francisco City Planning Commission for Thursday, November 24, 1994 has been canceled for the Thanksgiving Holiday. The next Regular Meeting of the City Planning Commission will be held on Thursday, December 1, 1994.

Linda Avery
Commission Secretary

**PLANNING COMMISSION ROSTER**

| | |
|---|---|
| PRESIDENT | SIDNEY R. UNOBSKEY |
| V. PRESIDENT | FRANK S. FUNG |
| COMMISSIONER | M. TOBY LEVINE |
| COMMISSIONER | SUSAN E. LOWENBERG |
| COMMISSIONER | LARRY MARTIN |
| EX-OFFICIO | PHILIP H. ADAMS, DIR, PTC |
| (ALT for DIR, PTC) | ROBERTA BOOMER |
| EX-OFFICIO | RUDOLF NOTHENBERG, CAO |
| (ALT for CAO) | DAVID PROWLER |

LUCIAN BLAZEJ, DIRECTOR OF PLANNING
ROBERT PASSMORE, ZONING ADMINISTRATOR
LINDA AVERY, COMMISSION SECRETARY

*NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.*

***NOTE: Items listed on this calendar will not be heard before the stated time.***

***NOTE: Although not required, Speaker Cards will be available at all Hearings. For your convenience, they can be picked up in advance of the Hearing from the Department of City Planning Reception Counter, 1660 Mission Street, 5th Floor.***

***NOTE: All original submittals must be accompanied by 12 copies and be received at the Department of City Planning Reception Counter, 1660 Mission St., 5th Floor, no later than 10:00 a.m. the Thursday (one week) prior to the scheduled public hearing. Please bring material that does not meet submittal deadline to the scheduled public hearing.***

# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING



THURSDAY
DECEMBER 1, 1994
**ROOM 282, CITY HALL**
**1:30 P.M.**

ROLL CALL: Commissioners Adams/Boomer, Fung, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

**1:30 P.M.**

A. ITEMS TO BE CONTINUED

1a. 94.285C (ANDRADE)
2301 MARKET STREET, Lot 34 in Assessor's Block 3563, southwest corner of Market and Sanchez Streets in the Upper Market Neighborhood Commercial District--Request for Conditional Use Authorization to expand an existing athletic/exercise club (defined as Personal Service by Section 790.116 of the Planning Code) in excess of 3000 square feet in the Upper Market Neighborhood Commercial District. A parking variance is associated with this project. (Proposed for Continuance to December 8, 1994)

1b. 94.285V (ANDRADE)
2301 MARKET STREET, Lot 34 in Assessor's Block 3565; southwest corner of Market and Sanchez Streets in the Upper Market Neighborhood Commercial District. OFF-STREET PARKING VARIANCE SOUGHT: The proposal is the expansion of an existing athletic/exercise club from 6500 sq. ft. on one story to approximately 15,700 sq. ft. on two floors. An athletic club of the size proposed is required by Section 151 of the Planning Code to provide a total of 65 off-street parking spaces. A total of 28 off-street parking spaces is proposed within

the existing basement. This amount does not comply with the parking requirements for the project and a variance is therefore necessary.
(Proposed for Continuance to December 8, 994)

2. 94.546C (PEARL)
2160 GREEN STREET, north side between Fillmore and Webster Streets; Lots 28 and 30 in Assessor's Block 540: -- Request for authorization of Conditional Use under Sections 178.(c), 209.9.(e) and 303.(e) of the Planning Code to modify conditions of a previously granted Conditional Use authorization to permit use of a restaurant considered to be accessory to an existing tourist hotel by other than registered hotel guests in an RH-2 (House, Two-Family) zoning district in a 40-X Height and Bulk District.
(Proposed for Continuance to December 8, 1994)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Minutes - Consideration for adoption - minutes from Regular meeting of November 10, 1994 and November 17, 1994.

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS

5. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

6. 715 WISCONSIN STREET, informational presentation of Building Permit Application No. 9415927 proposing an addition of two stories over existing dwelling and alteration of rear deck.

7. 46 THERESA STREET, informational presentation of Building Permit Application No. 9416261 for a single story 16' x 26' rear addition to single family dwelling.

8. 101 VALMAR TERRACE, informational presentation of Building Permit Application No. 9414038 for construction of a rear second story deck approximately 5'-6" by 12 feet.

9. 41-43 PARKER AVENUE, informational presentation of Building Permit Application No. 9410146 for construction of a deck and stairs at the rear of the property, projecting 10 feet 6 inches from the building.

10. 131 PARIS STREET, informational presentation of Building Permit Application No. 9412388 for addition of 2 bedrooms, 3 baths, hobby room, family room and artist studio.

F. REGULAR CALENDAR

11. (FELTHAM)
SAN FRANCISCO TRIP STORE - OPERATOR SELECTION, Approval of a Resolution authorizing the Director of Planning to enter into a contract with Crain and Associates for a sum of $100,000 in Transportation Authority and state funding. As operator, Crain and Associates will be responsible for the redesign, management and operation of the San Francisco Trip Store booths at the Montgomery and Embarcadero subway stations in downtown San Francisco.
(Continued from the Regular Meeting of November 17, 1994)

12. 94.654C (ANDRADE)
139 NOE STREET, east side between 14th and Henry Streets; Lot 62 in Assessor's Block 3541: Hearing to review continued compliance of a food establishment with the Planning Code and conditions set forth in Motion 13696, a small self-service restaurant in an RM-1 (Residential, Mixed, Low Density) District.

13. 93.571CV (BERKOWITZ)
2555 MISSION STREET, east side between 21st and 22nd Streets; Lot 23 in Assessor's Block 3615 - Request for Conditional Use Authorization to develop a site in excess of 10,000 square feet within an Nc-3 Moderate Scale Neighborhood Commercial District and to reduce the off-street parking requirements for dwelling units in NC districts and for OFF-STREET PARKING and DWELLING UNIT EXPOSURE VARIANCES SOUGHT.
(Continued from Regular Meeting of October 27, 1994)

14. 94.497C (HING)
3340 STEINER STREET, east side between Lombard and Chestnut Streets; Lot 19 in Assessor's Block 491, known as Caffe Centro--Request for Conditional Use authorization to add a rear outdoor patio (defined as an outdoor activity area under Planning Code Section 790.70) to the existing small self-service restaurant in an NC-2 (Small Scale) Neighborhood Commercial District.

**SPECIAL DISCRETIONARY REVIEW HEARING**

**NOTICE AT APPROXIMATELY 3:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 3:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 3:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION**

15. 94.461D (PASSMORE)
1248-50 MONTGOMERY STREET, east side between Union and Green Streets, lot 43 in Assessor's Block 113 - Request for Discretionary Review of Building Permit Application No. 9410169 to construct a second garage door and curbcut to the front of the two story over garage, three unit building. The structure is located in an RH-3 (House, Three-Family) District.
(Continued from Regular Meeting of November 3, 1994)
**NOTE: ON NOVEMBER 3, 1994, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THIS MATTER TO DECEMBER 1, 1994 BY A VOTE OF 6-0. COMMISSIONER LOWENBERG WAS ABSENT.**

16. 93.745D (PASSMORE)
1576 UNION STREET, north side between Van Ness Avenue and Franklin Street, Lot 16 Assessor's Block 527 - Request for Discretionary Review of Building Permit Application No. 9404090 for demolition of a one story commercial and residential building and its replacement with a three stories over garage residential building containing five dwelling units. The existing building has been rated as a "B.2" (compatible Victorian, Edwardian, Twenties, Art Deco, or Contemporary buildings which are typical or "background buildings which should be preserved in the Union Street Design Guidelines, which were adopted by the City Planning Commission, as a means to provide satisfactory review criteria to determine the adequacy of projects to the character and stability of Union Street.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

## ANNOUNCEMENT OF DOCUMENT AVAILABILITY

The Transportation Element Draft for Citizen's Review is now available on the fifth floor of the Planning Department offices at 1660 Mission Street, between 8 am and 5 pm. they are $3.00 per copy. The City Planning Commission will hold the first public hearing on the Draft on December 8, 1994. Questions regarding the document may be addressed to Peter Albert (558-6310) at the Planning Commission.

## ACCESSIBLE MEETING POLICY

**Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points around the perimeter of City Hall. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.**

CPC: 120194

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*NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.*

***NOTE: Items listed on this calendar will not be heard before the stated time.***

***NOTE: Although not required, Speaker Cards will be available at all Hearings. For your convenience, they can be picked up in advance of the Hearing from the Department of City Planning Reception Counter, 1660 Mission Street, 5th Floor.***

***NOTE: All original submittals must be accompanied by 12 copies and be received at the Department of City Planning Reception Counter, 1660 Mission St., 5th Floor, no later than 10:00 a.m. the Thursday (one week) prior to the scheduled public hearing. Please bring material that does not meet submittal deadline to the scheduled public hearing.***

# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING



THURSDAY
DECEMBER 8, 1994
**ROOM 282, CITY HALL**

ROLL CALL: Commissioners Adams/Boomer, Fung, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

**1:30 P.M.**

A. ITEMS TO BE CONTINUED

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

1. DIRECTOR'S ANNOUNCEMENTS

2. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

E. REGULAR CALENDAR

3. 94.273R (BAUMAN)
911 FACILITY, JEFFERSON SQUARE, SOUTH SIDE OF TURK STREET BETWEEN GOUGH AND LAGUNA STREETS. Review for consistency with the Master Plan: A new 911 facility is proposed. It would contain all emergency response dispatch services and serve as the City'as Emergency Command Center during a major disaster, in a two-story building containing about 35,600 square feet of space. Following construction, the existing Central Fire Alarm and Emergency Command Center would be demolished and the space they occupy returned to park use.

4. (GREEN)
NEIGHBORHOOD COMMERCIAL REPORT -- PUBLIC HEARING, City Planning Commission discussion and public hearing on Article 7 Neighborhood Commercial District Zoning Controls. The preparation of a report is required by Section 701.2 of the Planning Code and is available at the Planning Department

5. (ALBERT)
TRANSPORTATION ELEMENT, public hearing on the Draft for Citizen's Review of the Transportation Element of the Comprehensive Plan. This draft is an update of the Transportation Element, which was last updated in 1983. Presentation and consideration of resolution to expand the Draft Element to incorporate the Metropolitan Transporation Commission Guidelines for the County Transportation Plan.

3:30 P.M.

6. 94.201E (PARKER)
3250 - 21ST STREET - **Appeal of the Preliminary Negative Declaration.** The proposed project entails the demolitions to two existing buildings and the constructions of three 3-story over garage residential buildings. Each building would contain 3 independently accessible parking spaces and two tandem spaces. Under the proposed project, the existing Lot 117 would be subdivided into three separate lots. All three newly created lots would require a minimum lot width variance from the City Planning Code because the proposed lot widths for each lot (24 feet - 8 inches) do meet the code required 25 foot minimum lot width. All three lots would also require a rear yard variance because the proposed decks would encroach into the required rear yard. The project site is in an NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District. The Zoning Administrator will be considering a rear yard variance for the subject project on December 14, 1994. Commission

comments, if any, about the appropriatness of the proposed replacement building should be given to the Zoning Administrator in this Commission hearing.
(Continued from the Regular Meeting of November 17, 1994)

7a. 94.285C (ANDRADE)
2301 MARKET STREET, Lot 34 in Assessor's Block 3563, southwest corner of Market and Noe Streets in the Upper Market Neighborhood Commercial District--Request for Conditional Use Authorization to expand an existing athletic/exercise club (defined as Personal Service by Section 790.116 of the Planning Code) in excess of 3000 square feet in the Upper Market Neighborhood Commercial District. A parking variance is associated with this project.
(Continued from Regular Meeting of December 1, 1994)

7b. 94.285V (ANDRADE)
2301 MARKET STREET, Lot 34 in Assessor's Block 3565; southwest corner of Market and Sanchez Streets in the Upper Market Neighborhood Commercial District. OFF-STREET PARKING VARIANCE SOUGHT: The proposal is the expansion of an existing athletic/exercise club from 6500 sq. ft. on one story to approximately 15,700 sq. ft. on two floors. An athletic club of the size proposed is required by Section 151 of the Planning Code to provide a total of 65 off-street parking spaces. A total of 28 off-street parking spaces is proposed within the existing basement. This amount does not comply with the parking requirements for the project and a variance is therefore necessary.
(Continued from Regular Meeting of December 1, 1994)

8. 94.496C (PEARL)
4625 CABRILLO STREET, south side between Forty-Seventh and Forty-Eight Avenues; Lot 39 in Assessor's Block 1690 - Request for authorization of Conditional Use under Sections 185.(e) and 303.(e) of the Planning Code to remove the May 2, 1995 termination date for a non-conforming automobile repair garage in an RM-1 (Mixed, Residential; Low Density) District in a 40-X Height and Bulk District.

9. 93.389C (PEARL)
1568 HAIGHT STREET, north side, between Ashbury and Clayton Streets; Lot 17 in Assessor's Block 1231: -- Consideration of revocation of a previously granted authorization of Conditional Use under Section 303.(d) of the Planning Code resulting from alleged violations of conditions contained in Motion Number 11899 dated March 22, 1990 in an existing full-service restaurant and bar in the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District.

10. 94.517C (HING)
469 CASTRO STREET west side between Market and 18th Street, Lot 61 in Assessor's Block 3582, known as Nightshift. Request for Conditional Use authorization to extend hours of operation for an existing Bar beyond 2:00 a.m. (to serve only non-alcoholic beverages) in the Castro Street Neighborhood Commercial District.

11. 93.179C **PUBLIC HEARING CLOSED** (NIXON)
600 VAN NESS, east side of Van Ness Avenue between Elm Street and Golden Gate Avenue, Lots 6, 7, 8, 9 in Assessor's Block 763B - Request for conditional use

authorization to construct a 13 story, mixed use project after demolition of existing buildings. The project requires conditional use approval to: (a) construct a building exceeding a height of 40 feet (Section 253), (b) to provide parking in excess of code requirements (Section 243(c)(8)(I), (c) creation of a large fast food restaurant (Section 243(c)(8)(F), (d) and requesting the project be authorized as a Planned Unit Development (PUD) for exceedence of bulk limits (Section 270), exceedence of wind speed criteria (Section 243(c)(9), modification of rear yard location requirements (Section 134) and exception for dwelling unit exposure requirements (Section 140). The project site is partially in a RC-4 (Residential-Commercial, Combined High Density) District and the Van Ness Avenue Special Use District with a 130-V, Height and Bulk Designation and the easterly portion of the site is within an NC-3 (Moderate-Scale Neighborhood Commercial District) District and a 130-E Height and Bulk District.
(Continued from Regular Meeting of October 10, 1994)

**SPECIAL DISCRETIONARY REVIEW HEARING**

**NOTICE AT APPROXIMATELY 6:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 6:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 6:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION**

12. 92.622DE (PASSMORE/CHAVIS)
895 EGBERT AVENUE, south side between Earl and Donahue Streets Lot 25 in Assessor's Block 4918 - Request for Discretionary Review of building permit application No. 9405424 to construct a 30,000 square foot one-story building to house an existing recycling and transfer facility.
(Continued from Regular Meeting of November 3, 1994)

13. 94.521D (PASSMORE/GALLAGHER)
867 - 29TH AVENUE, west side between Cabrillo and Fulton Streets, Lot 7 in Assessor's Block 1672 - Request for Discretionary Review of Building Permit Application No. 9318775 for construction of a one story addition and interior remodeling of a one unit building in order to convert it to a two unit building.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

## NOTICE

### TENTATIVE HEARING ON RESIDENTIAL CONSERVATION AMENDMENTS (RCA) PROPOSAL TO INITIATE ON JANUARY 19, 1995

The City Planning Commission is contemplating initiating Residential Conservation Amendments (RCA) on January 19, 1995 which would generally lower the height limits applicable to the RH-1 Districts and the RH-2 Districts; would modify the rear yard regulations for the RH-1 Districts and the RH-2 Districts, increasing the required yard area for the RH-1 Districts; would require that proposals for building additions or new buildings in all R Districts conform to Commission-approved design guidelines and be subject to neighborhood notification; would modify the parking requirement for all districts; would modify the regulations for awnings for R and NC-1 Districts and would make other related modifications to various sections of the Planning Code. Copies of the draft ordinance will be available on January 12, 1995.

## ACCESSIBLE MEETING POLICY

Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points around the perimeter of City Hall. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

CPC: 120894

*NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.*

***NOTE: Items listed on this calendar will not be heard before the stated time.***

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***NOTE: All original submittals must be accompanied by 12 copies and be received at the Department of City Planning Reception Counter, 1660 Mission St., 5th Floor, no later than 10:00 a.m. the Thursday (one week) prior to the scheduled public hearing. Please bring material that does not meet submittal deadline to the scheduled public hearing.***

# NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
DECEMBER 15, 1994
**ROOM 282, CITY HALL**

ROLL CALL: Commissioners Adams/Boomer, Fung, Levine, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

**1:30 P.M.**

A. ITEMS TO BE CONTINUED

1. 94.196C **PUBLIC HEARING CLOSED** (ANDRADE)
   1099 MISSISSIPPI STREET; northeast comer of Mississippi and 25th Streets; Lot 8A in Assessor's Block 4224 - Request for Conditional Use Authorization to build ten dwelling units on a 10,000 square foot lot in an M-1 (Light Industrial) District.
   (Continued from Regular Meeting of November 10, 1994)
   (Proposed for Continuance to February 16, 1995)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

2. DIRECTOR'S ANNOUNCEMENTS

3. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

4. 186 BRIDGEVIEW DRIVE, Informational presentation of Building Permit Application No. 9416170 for new construction of single-family dwelling, 43' long and 26' wide.

5. 230 RALSTON STREET, Informational presentation of Building Permit Application No. 9408270 to construct a 5 foot 2 story addition to the rear of the existing 2 story, single-family dwelling.

6. 315 21ST AVENUE, Informational presentation of Building Permit Application No. 9414206 to construct a three-story side addition and one-story deck and stair addition at the rear of a three-story single family dwelling within an RM-1 (Residential Mixed, Low Density) District.

7. 530 - 10TH AVENUE, Informational presentation of Building Permit Application No. 9417630 proposing to build a new rear deck and two-car carport.

8. 3840 CLAY STREET, Informational presentation of Building Permit Application No. 9401679 to construct a three story rear addition projecting approximately 16-feet beyond the face of the existing structure into the mid block open space. A stairway from grade to the second floor will project an additional 8-feet into the mid block open space. The second floor will be constructed along the east property line without a setback.

F. REGULAR CALENDAR

9. 93.179C **PUBLIC HEARING CLOSED** (NIXON)
600 VAN NESS, east side of Van Ness Avenue between Elm Street and Golden Gate Avenue, Lots 6, 7, 8, 9 in Assessor's Block 763B - Request for conditional use authorization to construct a 13 story, mixed use project after demolition of existing buildings. The project requires conditional use approval to: (a) construct a building exceeding a height of 40 feet (Section 253), (b) to provide parking in excess of code requirements (Section 243(c)(8)(I), (c) creation of a large fast food restaurant (Section 243(c)(8)(F), (d) and requesting the project be authorized as a Planned Unit Development (PUD) for exceedence of bulk limits (Section 270), exceedence of wind speed criteria (Section 243(c)(9), modification of rear yard location

requirements (Section 134) and exception for dwelling unit exposure requirements (Section 140). The project site is partially in a RC-4 (Residential-Commercial, Combined High Density) District and the Van Ness Avenue Special Use District with a 130-V, Height and Bulk Designation and the easterly portion of the site is within an NC-3 (Moderate-Scale Neighborhood Commercial District) District and a 130-E Height and Bulk District.
(Continued from Regular Meeting of December 8, 1994)

10. 94.287Z (GREEN)
129 AND 150 OAK STREET AND 289 FELL STREET, south side of Oak Street between Franklin and Gough Streets (129 Oak Street), entire block bounded by Oak, Franklin, Hickory and Gough Streets (150 Oak Street) and south side of Fell Street between Franklin and Gough Streets (289 Fell Street), Assessor's Block 837, Lots 18, 19, and 20 (129 Oak Street), Assessor's Block 833, Lot 3 (150 Oak Street), and Lot 15 (289 Fell Street). Request for reclassification of existing zoning designation from P (Public Use) to NC-3 (Moderate Scale Neighborhood Commercial District).

94.287C
129 OAK STREET, south side of Oak Street between Franklin and Gough Streets; Assessor's Block 837, Lots 18, 19 and 20--Request for Conditional Use authorization to develop a site in excess of 10,000 sq. ft. located within an NC-3 (Moderate Scale) Neighborhood Commercial District.

11. 93.571CV (BERKOWITZ)
2555 MISSION STREET, east side between 21st and 22nd Streets; Lot 23 in Assessor's Block 3615 - Request for Conditional Use Authorization to develop a site in excess of 10,000 square feet within an Nc-3 Moderate Scale Neighborhood Commercial District and to reduce the off-street parking requirements for dwelling units in NC districts and for OFF-STREET PARKING and DWELLING UNIT EXPOSURE VARIANCES SOUGHT.
(Continued from Regular Meeting of December 1, 1994)

**3:30 P.M.**

12. (CHIONG)
INDUSTRIAL PROMOTION/PROTECTION POLICIES FOR THE NEMIZ, presentation of policy to protect portion of the Northeast Mission Industrial Zone (NEMIZ) from Residential Developments and Artist Live/work projects in newly constructed buildings or in conversions of commercial structures which would result in ten or more new live/work units.
(Continued from Regular Meeting of November 10, 1994)

13. 94.550C (PEARL)
1599 HAIGHT STREET/612 CLAYTON STREET, southeast corner; Lot 23 in Assessor's Block 1245: -- Request for authorization of Conditional Use under Sections 186.1.(a, b and c) and 719.81 of the Planning Code to expand an existing non-conforming second story office use to establish administrative offices for an Other, Large Institution in the Haight Street Neighborhood Commercial District in a 40-X Height and Bulk District.

14. 94.373C (PEARL)
3239-3241 SACRAMENTO STREET, south side, between Presidio Avenue and Lyon Street; Lot 22 in Assessor's Block 1022: -- Request for authorization of Conditional Use under Section 724.53 of the Planning Code to establish a Business or Professional Service use on the first story of a two story building in the Sacramento Street Neighborhood Commercial District in a 40-X Height and Bulk District.

15. 94.539C (ANDRADE)
1695 POLK STREET; Lot 1 in Assessor's Block 622; southwest corner of Clay and Polk Streets--Request for conditional use authorization to establish live entertainment (per Section 790.38) in an existing restaurant/bar within the Polk Street Neighborhood Commercial District.

16. 94.536C (HING)
2146 CHESTNUT STREET, north side between Steiner and Pierce Street, Lot 21 in Assessor's Block 486A. Request for Conditional Use authorization to establish a large self service ice cream shop (defined as a large fast food restaurant under Section 790.90 of the Planning Code) in an NC-2 (Small Scale) Neighborhood Commercial District.

17. 94.616C (NIXON)
18TH AND ARKANSAS STREETS, entire west side of Arkansas Streets, partial north side of 19th Street and partial south side of 18th Street. Lots 4 and 5; in Assessor's Block 4034. Request for Conditional Use Authorization to modify previous Conditions of Approval found in Motion 13056 relating to affordability of artist live/work units and transfer of temporary certificates of occupancy. The Project, containing up to 61 dwelling units, 3,000 square feet of commercial area and 29 affordable artist live-work units is currently under construction, and is located within an M-1 (Light Industrial) District and a 40-X Height and Bulk District.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

## NOTICE

## TENTATIVE HEARING ON RESIDENTIAL CONSERVATION AMENDMENTS (RCA) PROPOSAL TO INITIATE ON JANUARY 19, 1995

**The City Planning Commission is contemplating initiating Residential Conservation Amendments (RCA) on January 19, 1995 which would generally lower the height limits applicable to the RH-1 Districts and the RH-2 Districts; would modify the rear yard**

regulations for the RH-1 Districts and the RH-2 Districts, increasing the required yard area for the RH-1 Districts; would require that proposals for building additions or new buildings in all R Districts conform to Commission-approved design guidelines and be subject to neighborhood notification; would modify the parking requirement for all districts; would modify the regulations for awnings for R and NC-1 Districts and would make other related modifications to various sections of the Planning Code. Copies of the draft ordinance will be available on January 12, 1995.

## ACCESSIBLE MEETING POLICY

Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points around the perimeter of City Hall. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

CPC: 121594

# NOTICE OF CANCELLATION

**CITY AND COUNTY OF SAN FRANCISCO**
**PLANNING COMMISSION**
REGULAR MEETINGS
THURSDAYS
DECEMBER 22, 1994,
DECEMBER 29, 1994,
AND
JANUARY 5, 1995

**NOTICE IS HEREBY GIVEN** that the Regular Meetings of the San Francisco City Planning Commission for Thursday, December 22, 1994, December 29, 1994, and January 5, 1995 have been canceled for the Christmas and New Year Holidays. The Commission has called a Special Meeting for Monday, January 9, 1995, at 5:00 p.m. The Special Meeting will be held at 1660 Mission Street, Second Floor Conference Room. The next Regular Meeting of the City Planning Commission will be held on Thursday, January 12, 1995.

Linda D. Avery
Commission Secretary

**PLANNING COMMISSION ROSTER**

| | |
|---|---|
| PRESIDENT | SIDNEY R. UNOBSKEY |
| V. PRESIDENT | FRANK S. FUNG |
| COMMISSIONER | M. TOBY LEVINE |
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| (ALT for DIR, PTC) | ROBERTA BOOMER |
| EX-OFFICIO | RUDOLF NOTHENBERG, CAO |
| (ALT for CAO) | DAVID PROWLER |

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